

TYPICAL STREET SECTION 60' ROW LOCAL TYPE 'B'
(NOT TO SCALE)

ROW: 60'

10' 4" SIDEWALK

1' CURB

1' H/MAC

2% 2' 2% 2' 2%

FLEXIBLE BASE

TYPICAL STREET SECTION 50' ROW LOCAL TYPE 'A'
(NOT TO SCALE)

ROW: 50'

11' 10" 4" SIDEWALK

1' CURB

1' H/MAC

2% 2' 2% 2' 2%

FLEXIBLE BASE

2" PAVEMENT UNLESS NOTED OTHERWISE

PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED PARK SPACE/OPEN SPACE	20.22 AC. X 33 X 1 = 5.9 AC.
	114

PARK SPACE SUMMARY (SINGLE FAMILY)

REQUIRED PARK SPACE/OPEN SPACE	418 LOTS X 1 ACRE = 6.1 AC.
	70 LOTS

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	14.18	76	5.36	—	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	15.77	83	5.26	1.80	JANUARY 2007
3	SINGLE FAMILY RESIDENTIAL	17.66	80	4.53	—	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	17.71	79	4.46	—	JANUARY 2009
5	SINGLE FAMILY RESIDENTIAL	26.76	110	4.11	—	JANUARY 2010
TOTALS/AVERAGE		92.08	428	4.65	1.80	

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE & MULTI-FAMILY/COMMERCIAL/SPECIAL USE ACREAGE/DENSITY SUMMARY TABLE

UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.47	—	JANUARY 2006
6	MULTI-FAMILY/COMMERCIAL/SPECIAL USE	9.82	—	JANUARY 2007
7	MULTI-FAMILY/COMMERCIAL/SPECIAL USE	7.40	1.14	JANUARY 2008
8	MULTI-FAMILY/COMMERCIAL/SPECIAL USE	4.15	—	JANUARY 2009
TOTALS/AVERAGE		22.84	1.14	

LAND USE TABLE

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	79.49
MULTI-FAMILY/COMMERCIAL/SPECIAL USE	20.22
*DRAINAGE ROW/NATURAL AREA	13.68
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.47
TOTALS	114.86

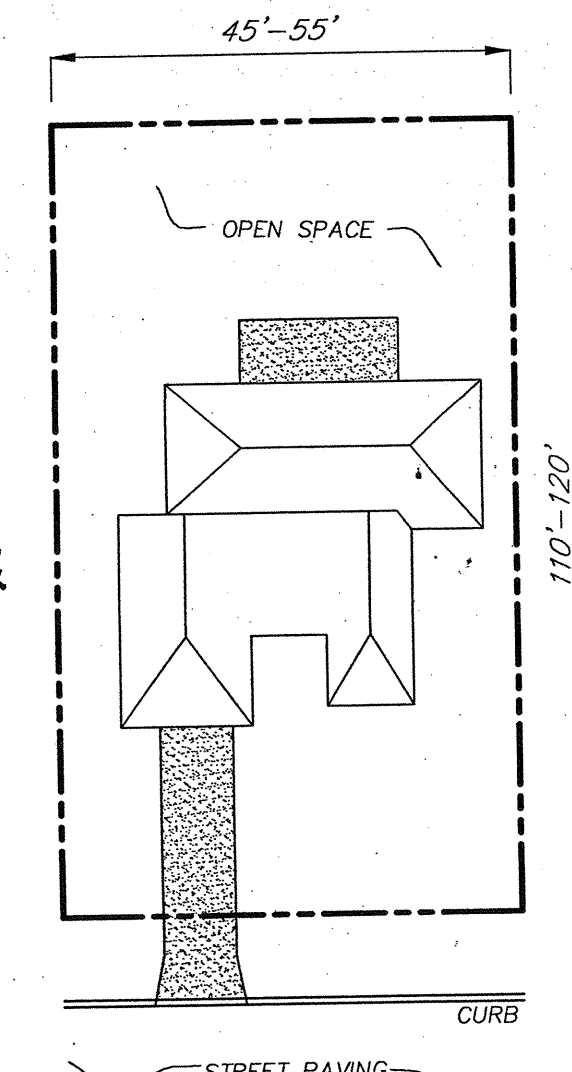
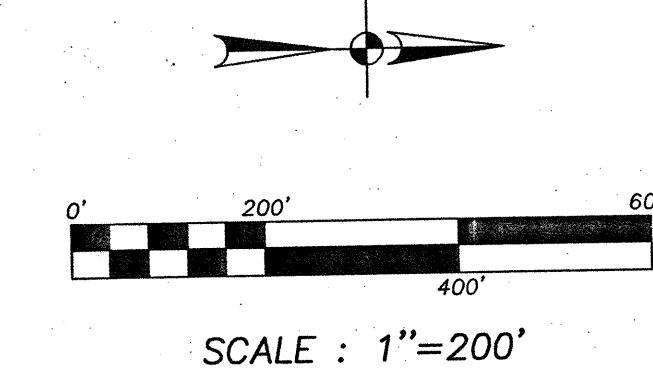
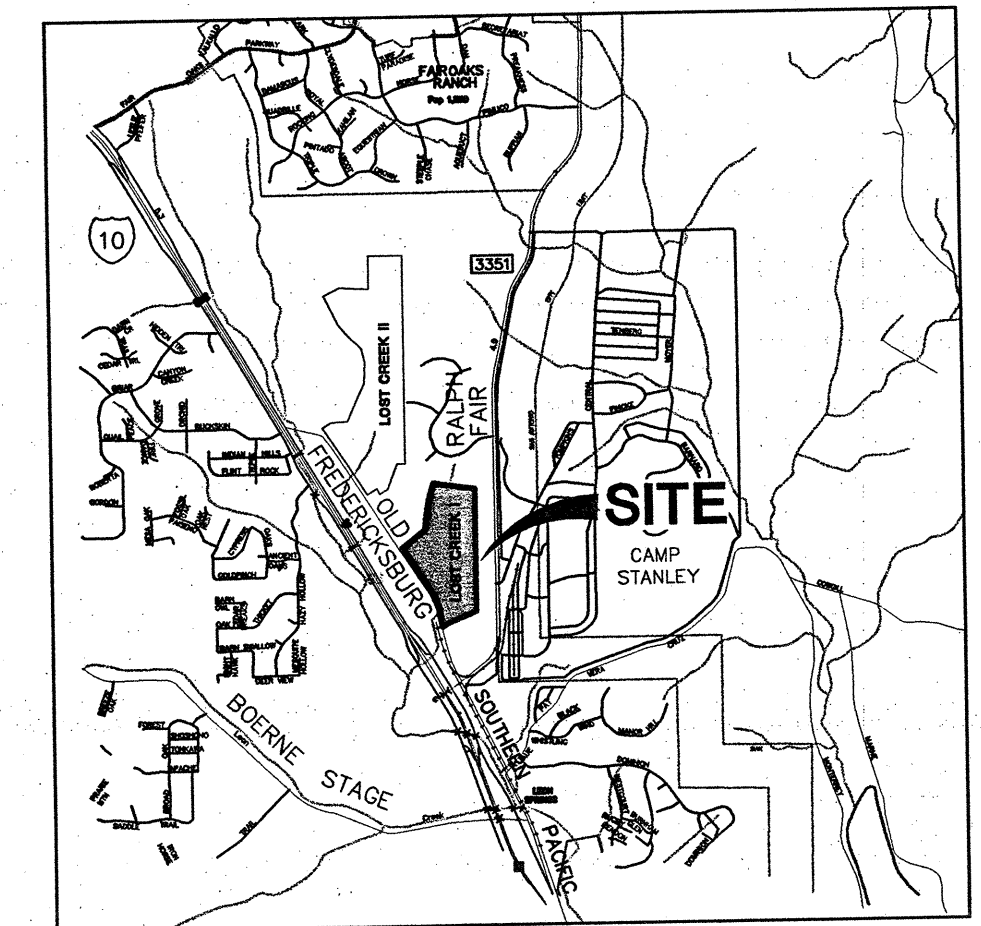
*INCLUDES FLOOD PLAIN

PROPERTY LEGAL DESCRIPTION

A 101.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUGH SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CASANO CARMONA SURVEY NO. 300, ABSTRACT NO. 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUGH & CO. SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS.

LEGEND:

- FLOOD PLAIN
- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- 5 UNIT NUMBER



ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

UTILITY PURVEYORS
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

RED LINE
1/28/05
ROBERT L.
207-9014

LOST CREEK I MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

PAPE-DAWSON ENGINEERS, INC. CENTEX HOMES

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

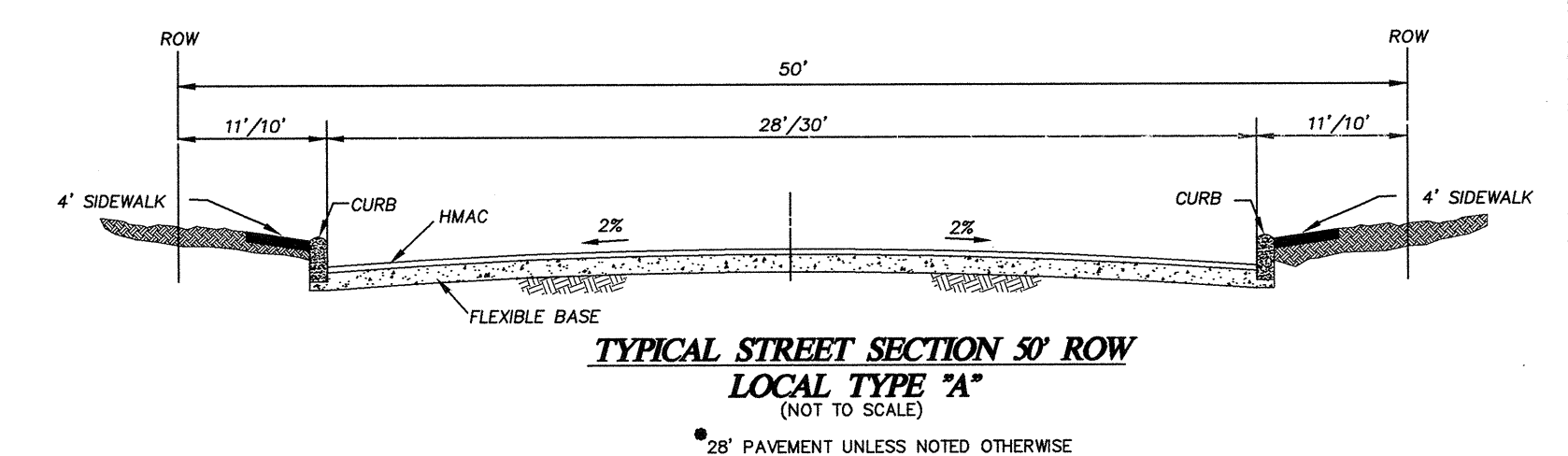
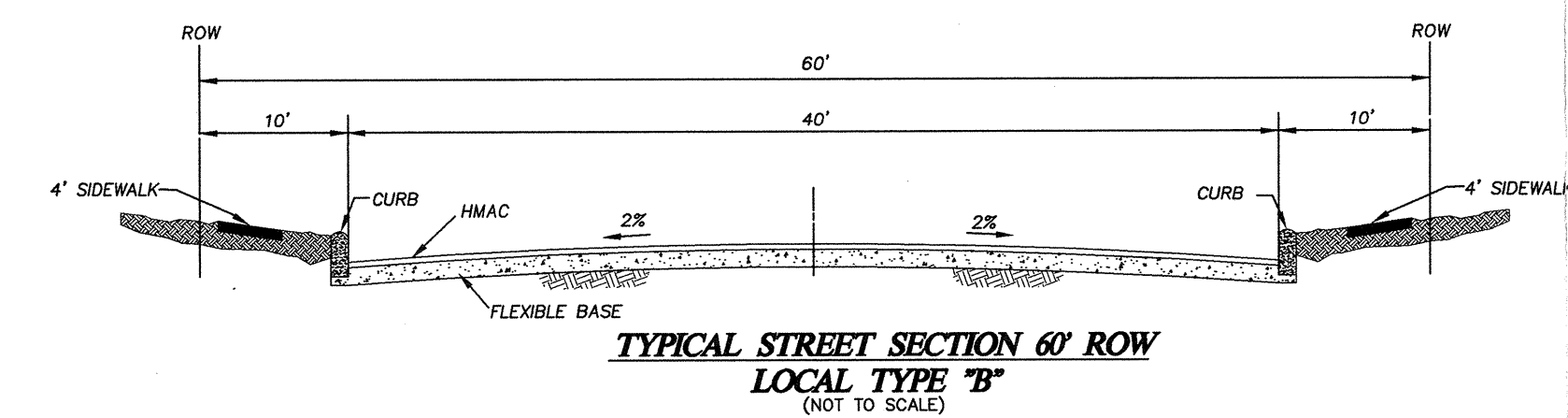
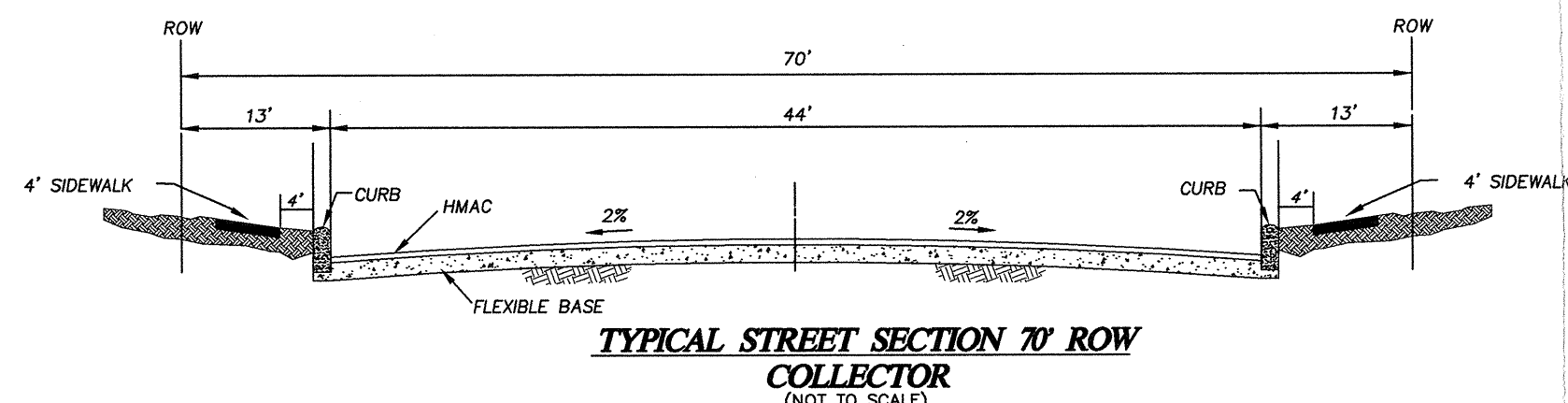
NOTE:
1) Flood Plain To Be Platted with 1/2" Utility-3" V-7 D.U.-8

Requires 1) 2 Acres Points Excess 125 Units

Include Flood Plain in Limits of MDP

Require Access to Street as per MDP

Connectivity Ratio 27/1.45



- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
 6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2. 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 7. ALL STREETS ARE PUBLIC.
 8. ALL STREETS ARE 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

APPROXIMATE LIMITS OF ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED. OF THE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD AS SHOWN ON THE F.E.A. FLOOD INSURANCE RATE MAP 55 OF 500 COMMUNITY PANEL NUMBER 480200000. E. DATED FEBRUARY 16, 1999 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE $\frac{20.22 \text{ AC.} \times 33 \times 1}{114} = 5.9 \text{ AC.}$

PARK SPACE SUMMARY (SINGLE FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE $\frac{418 \text{ LOTS} \times 1 \text{ ACRE}}{70 \text{ LOTS}} = 6.1 \text{ AC.}$

- NOTE:
1. OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
 2. FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
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PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE & MULTI-FAMILY/COMMERCIAL/ SPECIAL USE ACREAGE/DENSITY SUMMARY TABLE

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LAND USE	AREA (Ac.)
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*DRAINAGE ROW/NATURAL AREA	13.68
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TOTALS	114.86

* INCLUDES FLOOD PLAIN

PROPERTY LEGAL DESCRIPTION

A 101.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733 AND THE J.M. MCCULLOUGH SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CASANO CARMONIA SURVEY NO. 300, ABSTRACT No. 153, COUNTY BLOCK 4733 AND THE J.M. MCCULLOUGH & CO. SURVEY No. 29, ABSTRACT No. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

CENTEX HOMES

MDP PLAN NO.:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN:

DATE:

SECRETARY:

DATE:

PAPE-DAWSON ENGINEERS

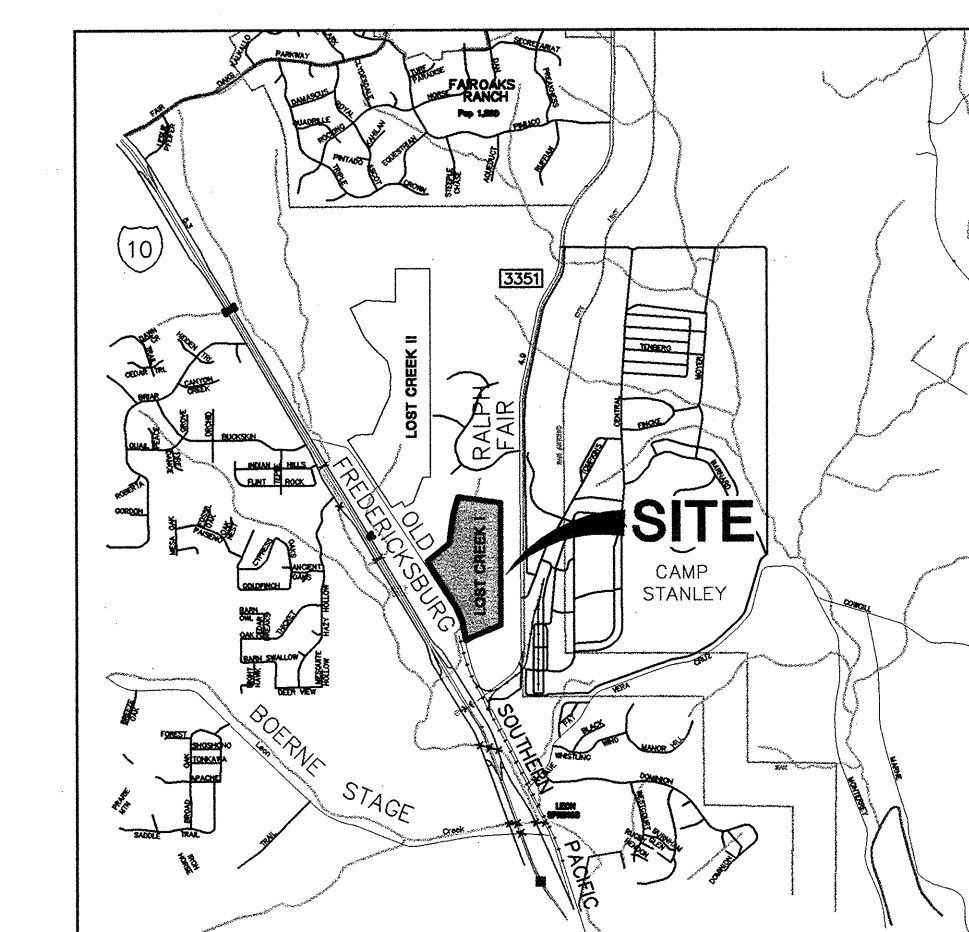
555 EAST RAMSEY SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010 PREPARATION DATE: DECEMBER 30, 2004 JOB NO. 6120-00

UTILITY PURVEYORS

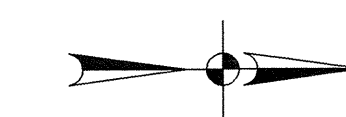
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK I MASTER DEVELOPMENT PLAN

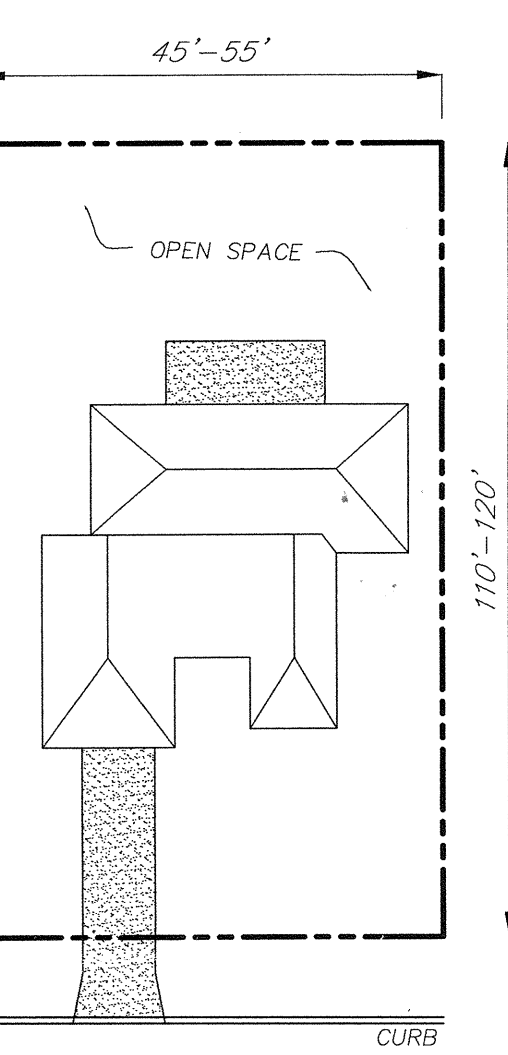
RED LINE
1/28/05
ROBERT C.
207-5014



LOCATION MAP NOT-TO-SCALE



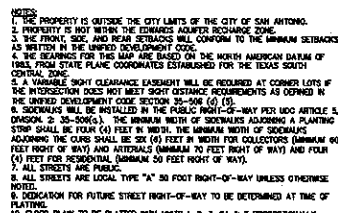
SCALE: 1"=200'



TYPICAL RESIDENTIAL LOT (45'-55' X 110'-120') (NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985



PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED
PARK SPACE/
OPEN SPACE $\frac{21.82 \text{ AC.} \times .33 \times 1}{114} = 6.3 \text{ A}$

PARK SPACE SUMMARY

REQUIRED
PARK SPACE/
OPEN SPACE

416 LOTS X $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$ = 5.9 AC

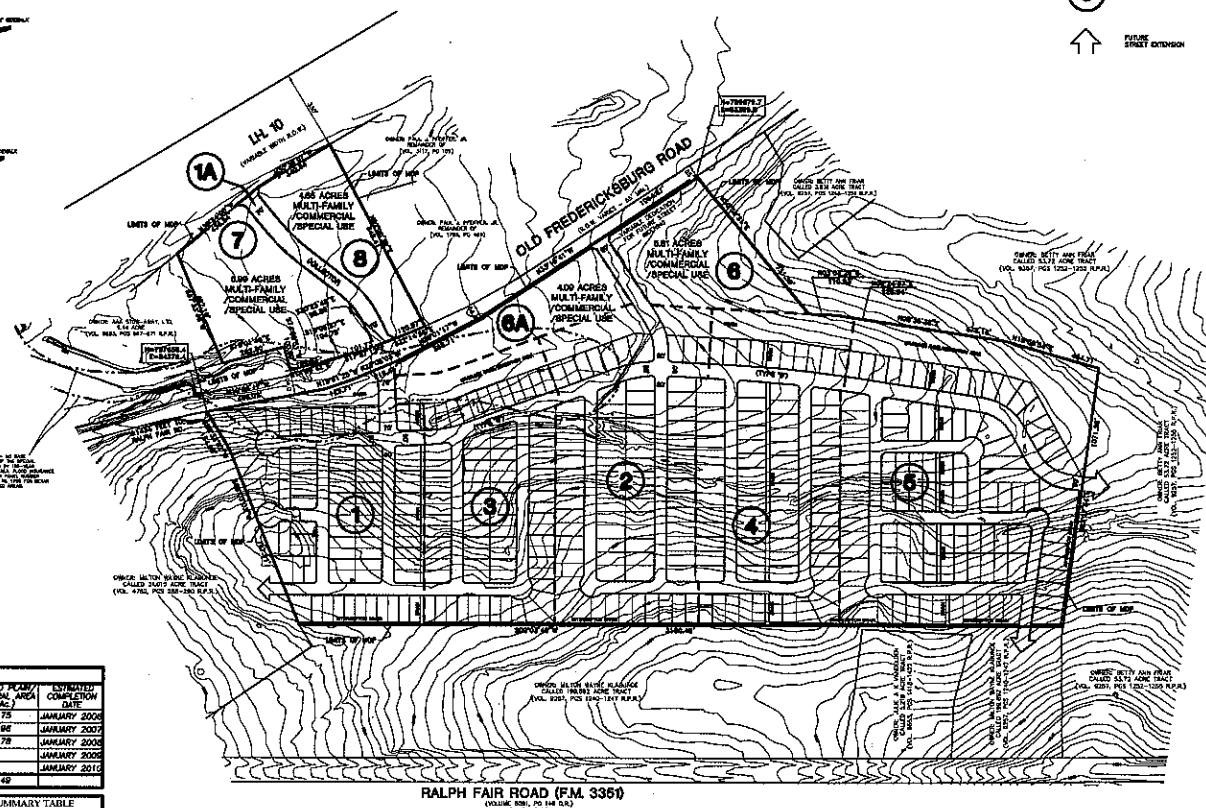
- NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	Nr. of BUILDINGS	DENSITY (LOTS/AC.)	AVERAGE NATURAL AREA, %	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	13.49	82	5.29	2.75	JANUARY 2002
2	SINGLE FAMILY RESIDENTIAL	16.22	77	4.23	1.86	JANUARY 2002
3	SINGLE FAMILY RESIDENTIAL	13.93	78	5.60	2.78	JANUARY 2002
4	SINGLE FAMILY RESIDENTIAL	17.42	76	4.36	-	JANUARY 2002
5	SINGLE FAMILY RESIDENTIAL	16.48	61	2.76	-	JANUARY 2011
	TOTALS/AVG/WR	87.65	414	4.50	2.49	

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE				
& MULTI-FAMILY/COMMERCIAL SPECIAL USE ACREAGE/DENSITY SUMMARY TABLE				
UNIT / FA	LAND USE	GROSS AREA (AC)	TOTAL COMPLETION DATE	
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37		JANUARY 2002
6	MULTI-FAMILY/COMMERCIAL SPECIAL USE	5.81		JANUARY 2002
6A	MULTI-FAMILY/COMMERCIAL SPECIAL USE	4.28	0.54	JANUARY 2002
7	MULTI-FAMILY/COMMERCIAL SPECIAL USE	6.99		JANUARY 2002
8	MULTI-FAMILY/COMMERCIAL SPECIAL USE	4.65		JANUARY 2002
TOTAL/INTEGR		23.03	0.60	

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	86.45
MULTI-FAMILY/COMMERCIAL SPECIAL USE	19.34
DRAINAGE ROW/NATURAL AREA	2.48
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37
TOTALS	211.64

*INCLUDE FLOOD PLAN



05:8 A 9-JUN 5003

DEK SERVICES

PROPERTY LEGAL DESCRIPTION

A FULLER ACRES TRACT OF LAND BEING OUT OF A 1940'S ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 4258, PAGES 146-147 OF THE OFFICIAL PUBLIC RECORDS OF NEAL PROPERTY COUNTY TEXAS AND A PART OF A 300 ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 433, COUNTY BRACK, #713 AND THE J.M. MULLIGAN & CO. SURVEY NO. 318, COUNTY BUCK OF DEAR COUNTY TEXAS, AND A PART OF A TRACT OF LAND DISCLOSED IN INSTRUMENT RECORDED IN VOLUME 4701, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, OUT OF THE CASANO CARROLLINA SURVEY NO. 30, ABSTRACT NO. 125, COUNTY BRACK #113 AND THE J.M. MULLIGAN & CO. SURVEY NO. 20, ABSTRACT NO. 318,

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBMISSION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL, A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTIONS 305-311.9 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

2018年12月15日 星期六

— ~~CONFIDENTIAL~~

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

DOI: 10.1002/anie.200500000

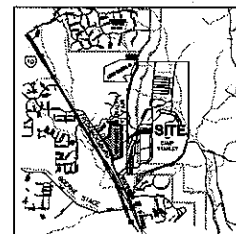


**PAPE-DAWSON
ENGINEERS**
1988-2008 • 20 YEARS OF EXPERIENCE

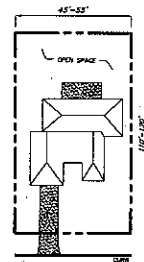
— (1994) 1994 — 40 YEARS OF EXCELLENCE

255 EAST HAMMERTY | 344 HAMMOND TOWNSHIP | PHOENIX, AZ 85018

PREPARATION DATE: DECEMBER 30, 2004 JOB NO. 0

REVISÉ DATE: APRIL 5, 2005
REVISÉ DATE: MAY 14, 2005

LOCATION MAP
NOT-TO-SCALE



TYPICAL RESIDENTIAL LOT
(45'-55' X 110'-120')
(NOT TO SCALE)

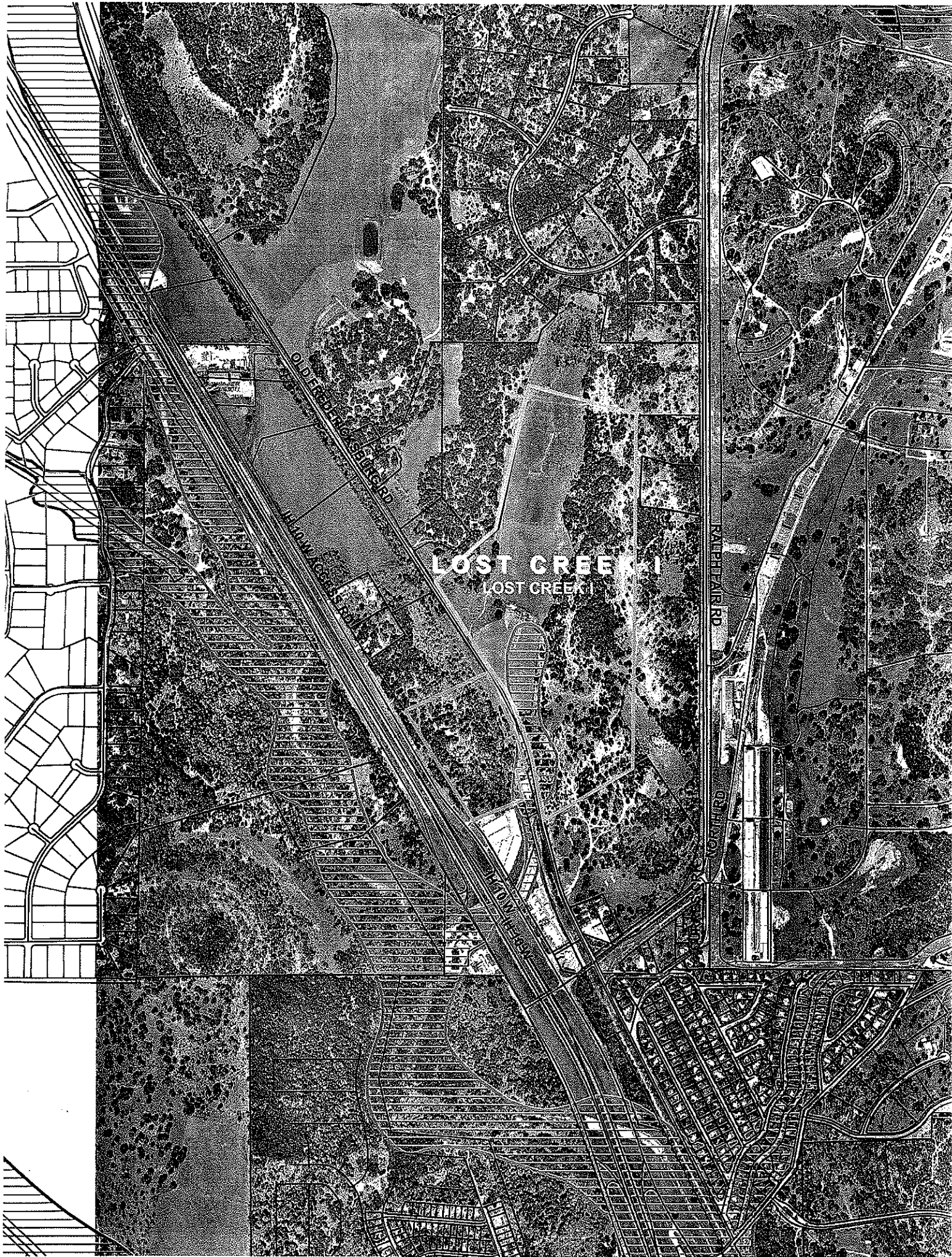
ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RIK PIERCE
CENTEX HOMES
 1354 NORTH LOOP 1604 EAST, #102
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 596-1955

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK I MASTER DEVELOPMENT PLAN





MDP

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
 ☐ Urban Development (UD) ☐ Rural Development (RD)
 Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
 Public Hearing ☐ Yes ☐ No
 ☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Lost Creek I File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: PROVIDE DIMENSIONS ON THE OLD FREDERICKS RD.
AS PER 35-B101(C) F(9)
PROVIDE DEDICATION ON OLD FRED RD. - REQUIRES 60 R.O.W
MAKE LOCAL "B" A COLLECTOR 70' R.O.W, AND LOCAL A'S, TIEING
IN LOCAL B'S 35-B101 APPENDIX A, STREET LOCAL "B" STREET COLLECTOR
AND 35-506(C)(1) CONVENTIONAL ST. CLASSIFICATION, TABLE 501
PROVIDE TWO POINT IDENTIFIED, BY TEXAS PLANNING COORDINATES
35-B101(C) E(1)

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



MTT
City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek I File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

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(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

RRR

Signature

Plamen II

Title

1/20/05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Jan 5



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

0501015

Date: _____

SAN ANTONIO WATER SYSTEM
ACQUEDUCT STUDIES
JAN 21 8 11:19

(Check One)

Project Name: Lost Creek I **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9030

Contact Person Name: Jon Adame **E-mail:** jadame@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

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☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Lost Creek I MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

Karl M. Nijer
Signature

Manager
Title


2-28-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Disability



*Approved
2-7-06*

Case Manager

Robert Lombrano, Planner II (Even File number)
 (210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
 (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
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| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | Date: _____ |

(Check One)

Project Name: Lost Creek I **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9030

Contact Person Name: Jon Adame **E-mail:** jadame@pape-dawson.com

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MDP

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
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| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek I File# 78216-6-0-3-22

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

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City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: 1/12/05

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Other: _____ | |

**Master Plan Submittals: *Completeness Review Form* and 15 copies (folded) with Planning
Department Request for Review form (attached) for respective departments or agencies**

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

~~N/A~~ <SEE PLAN>

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 9

Number of dwelling units (lots) by Phases: <See Plan>

Total Number of lots: 418 divided by acreage: 92.08 = Density: 4.5

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Boerne Ferguson map grid: Pg 447, E-7/E-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name No No. _____

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

2005 JAN 19 PM 3:21

DEV. SERVICES

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

2005 JAN 19 PM 3:21
MAY SERVICES

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

2005 JAN 19 P 21
NEW SERVICE

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

DEV. SERVICES
2005 JAN 19 3:21

Owner or Authorized Representative:

I certify that the Lost Creek I Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rick Pierce Signature: Rick Pierce

Date: 1-10-05 Phone: 496-1985 Fax: 496-0449

E-mail: _____

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Bexar
P.W.



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Lost Creek I File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

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☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Lost Creek I MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

Karl M. Nijer
Signature

Manager
Title

2-28-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
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City of San Antonio Development Services Department use

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Date: _____

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☐ I recommend approval

☐ I do not recommend approval

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Comments: _____

_____	705 AM - 6:00 PM 705 AM - 6:00 PM 705 AM - 6:00 PM 705 AM - 6:00 PM 705 AM - 6:00 PM 705 AM - 6:00 PM 705 AM - 6:00 PM 705 AM - 6:00 PM

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

REQUEST FOR REVIEW

(Cont.)

- | | |
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City of San Antonio Development Services Department use

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☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) SECONDARY FULL ACCESS REQUIRED
2) RECOMMENDATIONS ARE TO NOT ALLOW
RESIDENTIAL LOTS TO FRONT LOCAL "B" STREET
RUNNING PARALLEL WITH OLD FREDERICKSBURG

<u>[Signature]</u>	<u>Civil Engineer Assistant</u>	<u>2-15-05</u>
Signature	Title	Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

James



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

0501015

Date: _____

(Check One)

Project Name: Lost Creek I File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

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Division Request for Review form (attached) for respective departments or agencies



CITY OF SAN ANTONIO

May 31, 2005

Mr. John Adame, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Lost Creek 1
Dear Mr. Adame:

MDP # 822

The City Staff Development Review Committee has reviewed Lost Creek 1 Master Development Plan M.D.P. # 822. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
 1. 100 year Flood Plain Shown and Buffing (if applicable)
 2. Sensitive Recharge Features and Buffing (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

Development Services, Engineering Section (TIA) has indicated as part of their conditional approval, the following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Lost Creek I Development, at no cost to the City of San Antonio:

- Construction of an internal collector street system from IH 10 Frontage Road to Old Fredericksburg Road approximately 800-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- Construction of an internal collector street system from Old Fredericksburg Road into the Lost Creek subdivision approximately 250-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of the IH-10 Westbound Frontage Road and the proposed collector.
- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Old Fredericksburg Road and the proposed collector/entrance to the residential subdivision.
- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.
- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one -way conversion of frontage road does not occur within the next five years, other traffic issues may arise.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Lost Creek I MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- **Historical Preservation:** The conditions for the approval for the above referenced MDP are as follows:
 - (1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;
 - (2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-207-7306.

- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:
 - a. Provide pavement transition from the entrance Collector Street to the respective Local Type A.
 - b. In Note 5, change the reference to UDC Section 35-506(d)(5).

Mr. Adame
Page 4
May 31, 2005

2. It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.
- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
 - **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met prior to completion of the Lost Creek1:
 - Provide right-turn deceleration lanes for access to IH-10 Westbound and the collector access on Old Fredericksburg Road as outlined by the Texas Department of Transportation.
 - All access shall conform to 35-506(r) of the Unified Development code providing adequate driveway throat design and provisions for common access.
 - Secondary access to the proposed residential development shall be secured prior to approval of any plat exceeding 125 single family dwelling units within this development.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

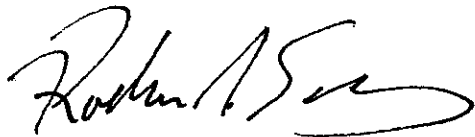
Mr. Adame
Page 5
May 31, 2005

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
Chris Yanez, Architect Assistant, Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Senior Engineer, DSD - Streets & Drainage

Robert Lombrano

Storm Water

From: Lyndon Duano
Sent: Thursday, April 14, 2005 11:33 AM
To: Michael Herrera; 'adame@pape-dawson.com'
Cc: Terrance Jackson; Robert Lombrano; Sam Dent; Ernest Brown
Subject: Lost Creek I

Ernest or Robert,

I have no further comments and approved the above Master Development Plan submittal for Lost Creek I

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Robert Lombrano

Storm Water

From: Lyndon Duano
Sent: Wednesday, April 06, 2005 8:16 AM
To: Michael Herrera; 'dthompson@pape-dawson.com'
Cc: Ernest Brown; Robert Lombrano; Terrance Jackson
Subject: Lost Creek I, MDP

Michael,

DISAPPROVED

This is MDP is not approve at this time. Called Drake Thompson of Pape Dawson for final comments
If any question please call me

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Robert Lombrano

Storm Water

From: Lyndon Duano
Sent: Wednesday, March 30, 2005 2:19 PM
To: Robert Lombrano; Ernest Brown
Cc: Terrance Jackson
Subject: MDP & PUD Submittal

LOST CREEK 1

The following are not approved pending comments:

CTI Residential Subdivision, MDP send comments 3/30/05
Lost Creek IV, MDP send comments 3/3/05
Lost Creek III, MDP send comments 3/3/05
Sundance Subdivision, MDP send comments 3/9/05
Lost Creek I, MDP send comments 2/9/05
Werner Tract, MDP send comment 1/6/05

The Woods At Westover Hills, Phases IV & V (PUD) send comments 2/9/05
The Woods At Westover Hills, Phases VI (PUD) send comments 2/9/05

I you have any question please call me.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

STREET / DRAINAGE

Page 1 of 1

Robert Lombrano

From: Sam Dent
Sent: Tuesday, March 01, 2005 9:11 AM
To: jadame@pape-dawson.com
Cc: Robert Lombrano; Michael Herrera
Subject: MDP Review Comments - Lost Creek I

See attached.

APPROVED

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Jon Adame, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: March 1, 2005

SUBJECT: MDP Review Comments
Lost Creek I

1. Based upon the information provided, the above referenced MDP is approved with the following conditions:
 - a. Provide pavement transition from the entrance Collector Street to the respective Local Type A.
 - b. In Note 5, change the reference to UDC Section 35-506(d)(5).
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Tuesday, May 31, 2005 2:08 PM
To: Robert Lombrano; Ernest Brown; Marc Courchesne; Richard De La Cruz; 'jadame@pape-dawson.com'; 'jpacheco@pape-dawson.com'; Michael Herrera
Subject: Lost Creek I MDP **Approval**

TIA's recommends approval.



2005TIA0566.jpg

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Lost Creek I (Level 3 TIA), MDP

DATE: May 31, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Lost Creek I Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek I Development is located at the northeast quadrant of Old Fredericksburg Road and Ralph Fair Road. The proposed development consisting of 124.77 acres is proposed to be developed with 433 single-family residences, 200 apartment dwelling units and 20,733 gross leasable area of shopping center. Lost Creek I is estimated to generate 639 AM peak hour trips, 1,338 PM peak hour trips with a total of 14,391 Daily trips by the year 2010.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Lost Creek I Development, at no cost to the City of San Antonio:

- Construction of an internal collector street system from IH 10 Frontage Road to Old Fredericksburg Road approximately 800-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- Construction of an internal collector street system from Old Fredericksburg Road into the Lost Creek subdivision approximately 250-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of the IH-10 Westbound Frontage Road and the proposed collector.
- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Old Fredericksburg Road and the proposed collector/entrance to the residential subdivision.
- Internal roadways shall be constructed with adequate vehicle stacking at intersections to facilitate the safe and efficient flow of traffic.

- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one –way conversion of frontage road does not occur within the next five years, other traffic issues may arise.
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It shall be understood that the submitted TIA concurrent with the proposed Lost Creek I MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0566

Robert Lombrano

From: Richard De La Cruz

Sent: Tuesday, May 31, 2005 2:10 PM

To: Robert Lombrano; Ernest Brown

Subject: Lost Creek I file

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Lost Creek I (Level 3 TIA), MDP

DATE: May 31, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Lost Creek I Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek I Development is located at the northeast quadrant of Old Fredericksburg Road and Ralph Fair Road. The proposed development consisting of 124.77 acres is proposed to be developed with 433 single-family residences, 200 apartment dwelling units and 20,733 gross leasable area of shopping center. Lost Creek I is estimated to generate 639 AM peak hour trips, 1,338 PM peak hour trips with a total of 14,391 Daily trips by the year 2010.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Lost Creek I Development, at no cost to the City of San Antonio:

- Construction of an internal collector street system from IH 10 Frontage Road to Old Fredericksburg Road approximately 800-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
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It shall be understood that the submitted TIA concurrent with the proposed Lost Creek I MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0566

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Monday, February 28, 2005 3:49 PM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Lost Creek I, MDP ***DISAPPROVAL***

TIA recommends the disapproval of Lost Creek I, MDP.
Houses can not front Local "B" street. Redlines are in engineer pick-up box.

Thank You,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Thursday, February 10, 2005 7:39 AM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Lost Creek I

In order to expedite the approval of Lost Creek MDP, please provide \$1000.00 TIA review fee.

Thank you,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Thursday, February 17, 2005 9:57 AM
To: 'jadame@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Lost Creek I MDP

Lost Creek I MDP

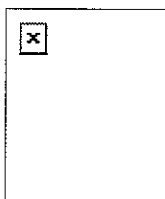
Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Robert Lombrano

TREES

From: Mark C. Bird
Sent: Thursday, May 26, 2005 3:10 PM
To: 'jadame@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Lost Creek U-1 MDP Tree aprvl



**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 5/26/05

Subject: Master Development Plan lost Creek 1, A/P #1079441

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

TREE PRESERVATION PLAN NOT APPROVED AT MDP

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

5/26/2005

TREE'S

Robert Lombrano

From: Mark C. Bird
Sent: Thursday, January 20, 2005 5:23 PM
To: 'jadame@pape-dawson.com'
Cc: Robert Lombrano; Ernest Brown; Michael Herrera; Debbie Reid; Robert Opitz
Subject: Lost Creek I disaprvl



Lost Creek I
disaprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 1/20/05

Subject: **Master Development Plan Lost Creek I, A/P 1079441**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

~~San Antonio~~ **Parks**

Robert Lombrano

From: John McDonald
Sent: Monday, February 14, 2005 3:49 PM
To: Robert Lombrano
Cc: 'jadame@pape-dawson.com'
Subject: Lost Creek I



MEMO - MDP Lost
Creek I APP.do...

APPRAISE

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Lost Creek I Master Development Plan

DATE: February 14, 2005

I recommend approval of the Lost Creek I Master Development Plan.

Lost Creek I is a proposed subdivision of 418 single-family residential units and 667 multi-family units. UDC Section 35-503 requires 1 acre of parkland for every 70 single-family residential units and 1 acre for every 114 multi-family unit. Lost Creek has a park dedication requirement of 11.9 acres of parkland.

Centex Homes, the developer/owner of the Lost Creek Subdivision states on the plan that parkland will not be provided, and has instead opted to pay a fee in lieu of parkland. This fee is to be determined and paid at time of platting.

Robert Lombrano

BEXAR County

From: tsang@bexar.org
Sent: Wednesday, April 20, 2005 10:50 AM
To: Robert Lombrano; jadame@pape-dawson.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Lost Creek I **Approval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*



**INFRASTRUCTURE SERVICES
DEPARTMENT**

233 n. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207
(210) 335-6581 • Fax (210) 335-6713

TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
COPIES TO: File
SUBJECT: Lost Creek I Subdivision

Date: April 20, 2005

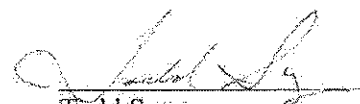
The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Lost Creek I Subdivision located between IH 10 West and Ralph Fair Road.

Consisting of 124.77 acres, this development is planned to have approximately 206,000 square foot of commercial area, 200 multi-family and 433 single-family residential units. A collector roadway is proposed to bisect the commercial / multi-family between IH 10 and Old Fredericksburg Road. In addition, commercial / multi-family tracts are proposed to front Old Fredericksburg Road with one local type B and one collector roadway extending east into the residential property. Stub-out streets will project north and south of the residential property to the adjacent un-platted property.

The following improvements will be provided by the developer prior to completion of the Lost Creek I Subdivision:

- Provide right-turn deceleration lanes for access to IH-10 Westbound and the collector access on Old Fredericksburg Road as outlined by the Texas Department of Transportation.
- All access shall conform to 35-506(r) of the Unified Development code providing adequate driveway throat design and provisions for common access.
- Secondary access to the proposed residential development shall be secured prior to approval of any plat exceeding 125 single family dwelling units within this development.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant



**INFRASTRUCTURE SERVICES
DEPARTMENT**

233 n. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207
(210) 335-6581 · Fax (210) 335-6713

TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
COPIES TO: File
SUBJECT: Lost Creek I Subdivision

Date: April 20, 2005

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Lost Creek I Subdivision located between IH 10 West and Ralph Fair Road.

Consisting of 124.77 acres, this development is planned to have approximately 206,000 square foot of commercial area, 200 multi-family and 433 single-family residential units. A collector roadway is proposed to bisect the commercial / multi-family between IH 10 and Old Fredericksburg Road. In addition, commercial / multi-family tracts are proposed to front Old Fredericksburg Road with one local type B and one collector roadway extending east into the residential property. Stub-out streets will project north and south of the residential property to the adjacent un-platted property.

The following improvements will be provided by the developer prior to completion of the Lost Creek I Subdivision:

- Provide right-turn deceleration lanes for access to IH-10 Westbound and the collector access on Old Fredericksburg Road as outlined by the Texas Department of Transportation.
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It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

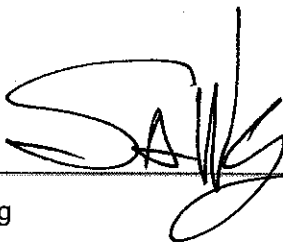
Todd Sang
Civil Engineer Assistant

Robert Lombrano

BEXAR COUNTY

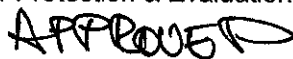
From: tsang@bexar.org
Sent: Tuesday, February 15, 2005 1:56 PM
To: Robert Lombrano; jadame@pape-dawson.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: LostCreek **Disapproval**

Robert Lombrano



From: Karen.Stahn@saws.org
Sent: Monday, February 28, 2005 2:13 PM
To: Robert Lombrano
Cc: jadame@pape-dawson.com
Subject: SAWS review for Lost Creek I MDP

Attached is the SAWS Aquifer Protection & Evaluation review for the above site.



Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Historic

Robert Lombrano

From: Kay Hinds
Sent: Wednesday, May 25, 2005 8:55 AM
To: Robert Lombrano
Subject: FW: Lost Creek I MDP

Robert:

I sent this to Ernest.

Kay

-----Original Message-----

From: Kay Hinds
Sent: Monday, April 11, 2005 5:33 PM
To: Michael Herrera
Cc: Ernest Brown; 'jadame@pape-dawson.com'
Subject: Lost Creek I MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. The conditions for the approval for the above referenced MDP are as follows:

- (1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;
- (2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Jesse Pacheco @PD

From: Jon Adame @PD [JAdame@Pape-Dawson.com]
Sent: Tuesday, April 12, 2005 6 55 AM
To: Jesse Pacheco (E-mail)
Subject: FW: Lost Creek I MDP

-----Original Message-----

From: Kay Hindes [mailto:KHindes@sanantonio.gov]
Sent: Monday, April 11, 2005 5:33 PM
To: Michael Herrera
Cc: Ernest Brown; jadame@pape-dawson.com
Subject: Lost Creek I MDP

Dear Mike:

Staff of the HFO has reviewed the above referenced MDP. The conditions for the approval for the above referenced MDP are as follows:

- (1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;
- (2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-201-7306. Thank you.

Sincerely,

Kay Hindes

Robert Lombrano

MDP

From: Robert Lombrano
Sent: Thursday, January 20, 2005 3:05 PM
To: 'jadame@pape-dawson.com'
Cc: Robert Lombrano
Subject: Lost Creek I MDP

John,
Major Thoroughfare Plan: approved 1/20/2005

Master Development Plan: 1/20/2005

Provide dimensions on IH10 and Old Fredericksburg Rd. 35-B101 (c) F (9)

Provide Dedication on Old Fredericksburg Rd., requires 60 ft. of ROW

Make Local "B" street a Collector 70 ft., and Local "A's" streets tying into the collector Local "B's"
35-B101 Appendix: A, street local "B" and Street, Collector - 35-506 (c) (1) Conventional Classification,
Table 501.

Provide 2 point coordinates on 2 corners of the project. 35-B101 (c) E (1)

Red line will follow.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Monday, May 16, 2005 8:17 AM
To: 'jpacheco@pape-dawson.com'
Cc: Robert Lombrano
Subject: Lost Creek 1 MDP

Jesse,
Master Development Plan: Disapproved

Unit- 1 and unit-2 combine have a total of 160 units utilizing (1) one access, as per UDC 35-506(e)(7) secondary access, It requires (2) two access points for 125 units.

**Provide projection of street from unit-3 to undeveloped property, UDC 35-506(e)(2) projecting streets. Old Fredericksburg Rd. should have a min. of 60' ROW, provide dedication at the 55' min. section. 35-506(c)(1) Conventional Classification System
Table 506-1 and Appendix A: Street, Local Type "B"
Redline will Follow.**

Thank you

**Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov**

TRANSMITTAL

1965-2005



To: DEVELOPMENT SERVICES

Attn: ROBERT LOMBRANO
ALAMO ST.

Date: 05/31/05

Re: LOST GREEN I MDP # 822

QUANTITY	DESCRIPTION
1	8 1/2" x 11" REDUCTION
10	PLANS

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS _____

From: JESSE PACHECO Project No.: 6120-00

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

DEV. SERVICES
2005 JUN -1 P 4:02

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, May 25, 2005 2:56 PM
To: 'jpacheco@pape-dawson.com'
Cc: Robert Lombrano
Subject: Lost Creek I MDP

Jesse,

Master Development Plan: Approved

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Inbox protected with Spam Blocker Utility.
[Click here](#) to get the ad-free version.

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To:

DEVELOPMENT SERVICES

Attn:

ROBERT LOMBRANO
Alamo St.

Date: 05/19/05

Re:

Lost Creek I M.D.P.

QUANTITY	DESCRIPTION	DEV. SERVICES
2	PRINTS OF REVISED MDP	2005 MAY 24 P 1:26

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

From:

JESSE TACHECO

Project No.:

6120-00

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



P.O. Box 791033 • SAN ANTONIO, TEXAS 78279-1033

- ▶ 24-HOUR SERVICE ▶
- ▶ SPECIAL PROJECTS ▶
- ▶ MOBILE NOTARY ▶
- ▶ COURTHOUSE ▶
- ▶ CUSTOM ROUTES ▶

738-8600

FAX: 738-1181

BILLING: ☐ SHIPPER ☐ RECIPIENT ☐ 3RD PARTY

REFERENCE: 6120-00 Jesse P.

☐ QUICKIE

SHIPPER

NAME
PAPE DAWSON ENGINEERS
ADDRESS
555 E RAMSEY
CITY
SAT 78216 P1004
STATE
ZIP
PHONE (IMPORTANT)

RECIPIENT

NAME
City of San Antonio
ADDRESS
1901 S. ALAMO
CITY
San Antonio Tx
STATE
ZIP
PHONE (IMPORTANT)
78204

☐ 1 HOUR

☒ 2 HOUR

☐ 4 HOUR

☐ ROUND TRIP

# OF PIECES	DESCRIPTION	WEIGHT
1	Development Services. 1- 8 1/2 x 11 Reduct, 10- set Plans. Robert L. Lenciano.	
	Lost Green I MDP # 822.	

SPECIAL INSTRUCTIONS

3RD PARTY BILLING:

C.O.D.

\$50 DOLLARS DECLARED VALUE UNLESS SPECIFIED NOT TO EXCEED \$500.00

Maria C. Valentin

RECEIVED IN GOOD ORDER (PRINT)

RETURN (PRINT)

888255

DATE

6-01-2003

PICKUP TIME DELIVERY TIME

2:15

DRIVER NAME

DRIVER NUMBER

SERVICES CHARGES

QUICKIE

(1) HOUR

(2) HOUR

(4) HOUR

1604

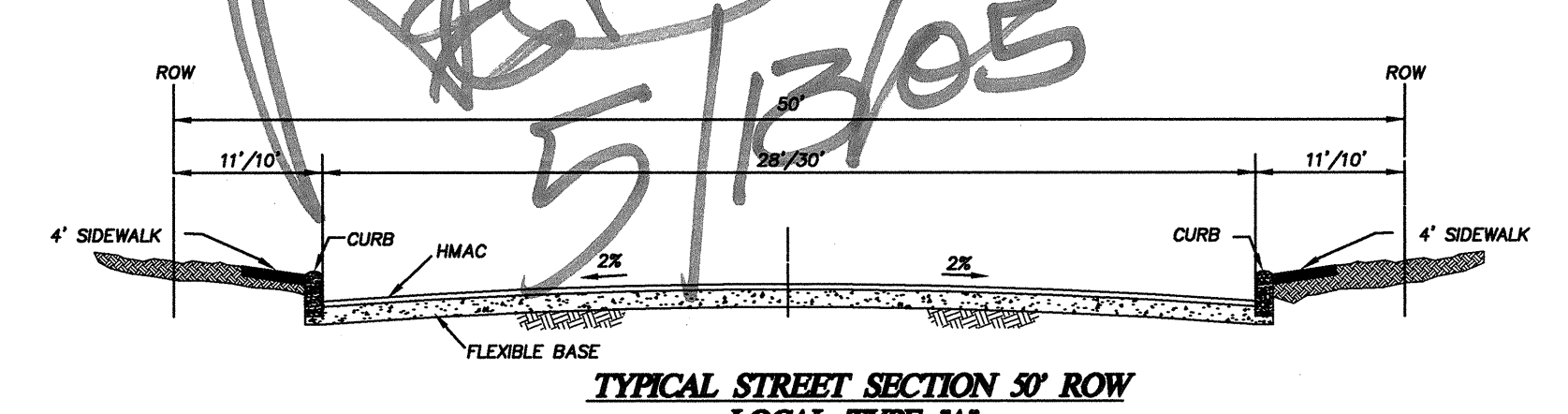
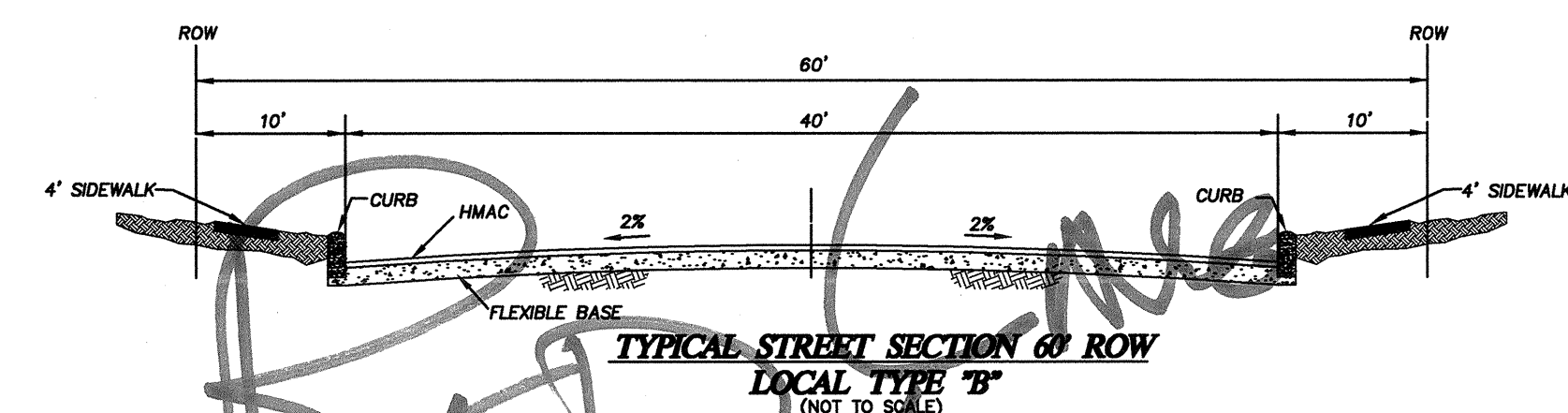
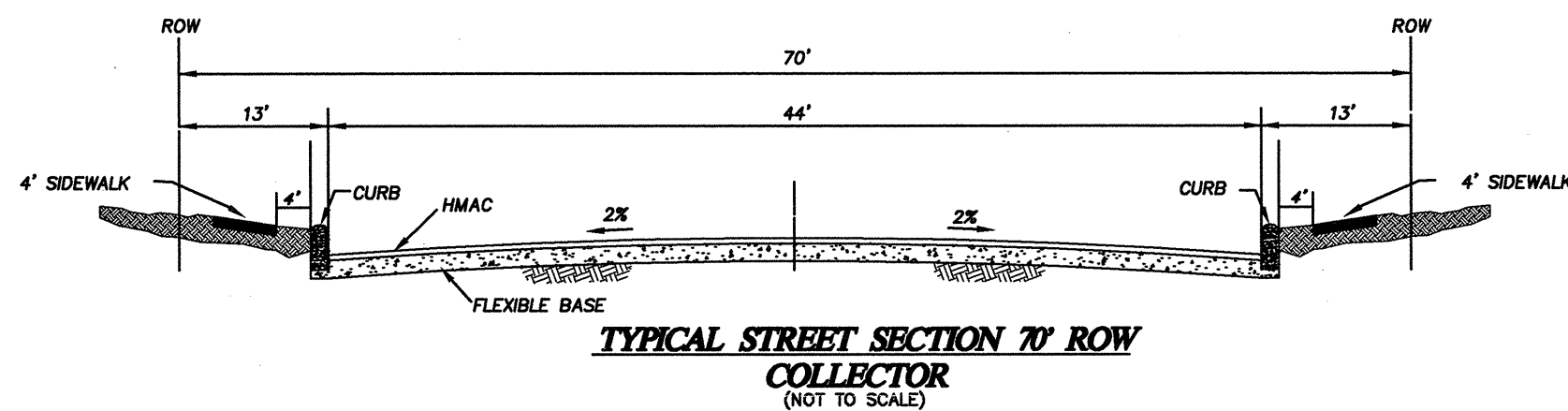
AFTER HOUR

ROUND TRIP

NOTARY

WEIGHT

TOTAL



- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-5066 (d) (5).
 6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-5066(c). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
 7. ALL STREETS ARE PUBLIC.
 8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.
 10. FLOOD PLAIN TO BE PLATTED WITH UNITS 1, 2, 3, 6A & 7 PROPORTIONALLY.

PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE = $\frac{21.82 \text{ AC.} \times 33 \times 1}{114} = 6.3 \text{ AC.}$

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE = $\frac{415 \text{ LOTS} \times 1 \text{ ACRE}}{70 \text{ LOTS}} = 5.9 \text{ AC.}$

- NOTE:
- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
 - 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	15.49	82	5.29	2.75	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	13.93	78	5.60	2.78	JANUARY 2007
3	SINGLE FAMILY RESIDENTIAL	18.22	77	4.23	1.96	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	17.42	76	4.36	—	JANUARY 2009
5	SINGLE FAMILY RESIDENTIAL	26.88	102	3.79	—	JANUARY 2010
TOTALS/AVERAGE		91.94	415	4.54	7.49	

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE & MULTI-FAMILY/COMMERCIAL/ SPECIAL USE ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37	—	JANUARY 2006
6	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	5.81	—	JANUARY 2007
6A	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.09	1.34	JANUARY 2007
7	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	6.99	0.66	JANUARY 2008
8	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.65	—	JANUARY 2009
TOTALS/AVERAGE		22.91	2.00	

LAND USE TABLE

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	84.45
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	19.54
*DRAINAGE ROW/NATURAL AREA	9.49
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37
TOTALS	114.85

*INCLUDES FLOOD PLAIN

PROPERTY LEGAL DESCRIPTION

A 101.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANO CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733 AND THE J.M. MCCULLOCK SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CESANO CARMONIA SURVEY NO. 300, ABSTRACT No. 153, COUNTY BLOCK 4733 AND THE J.M. MCCULLOCK & CO. SURVEY No. 29, ABSTRACT No. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

CENTEX HOMES

MDP PLAN NO.:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

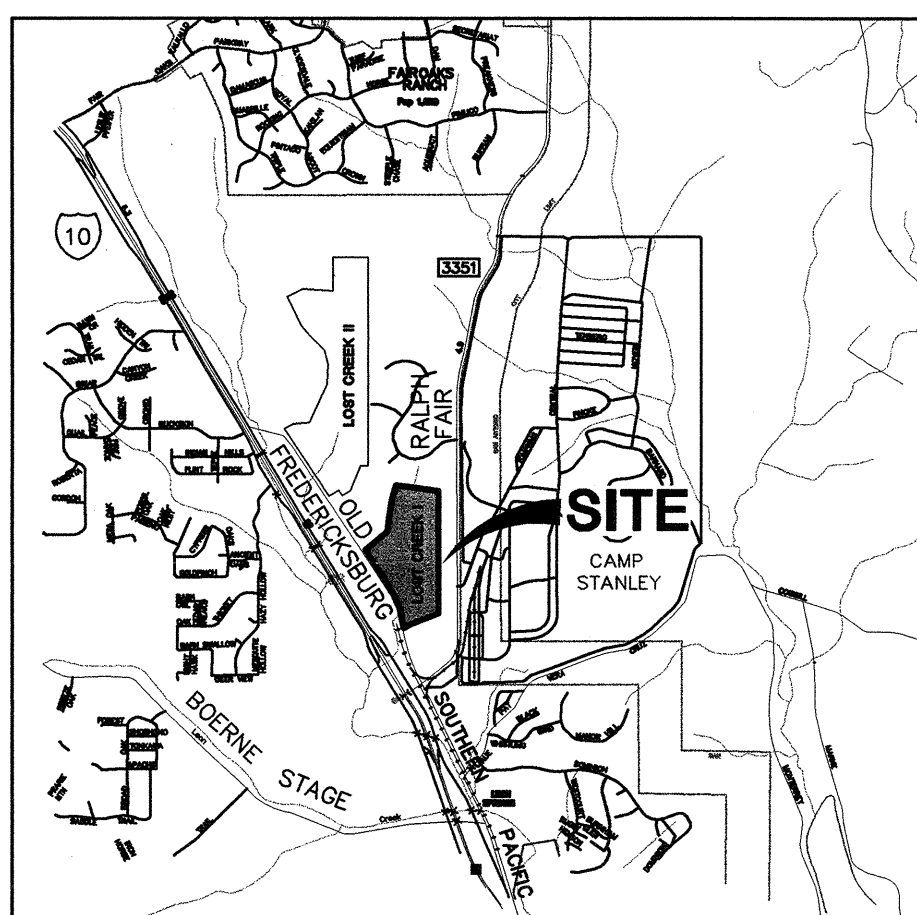
UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

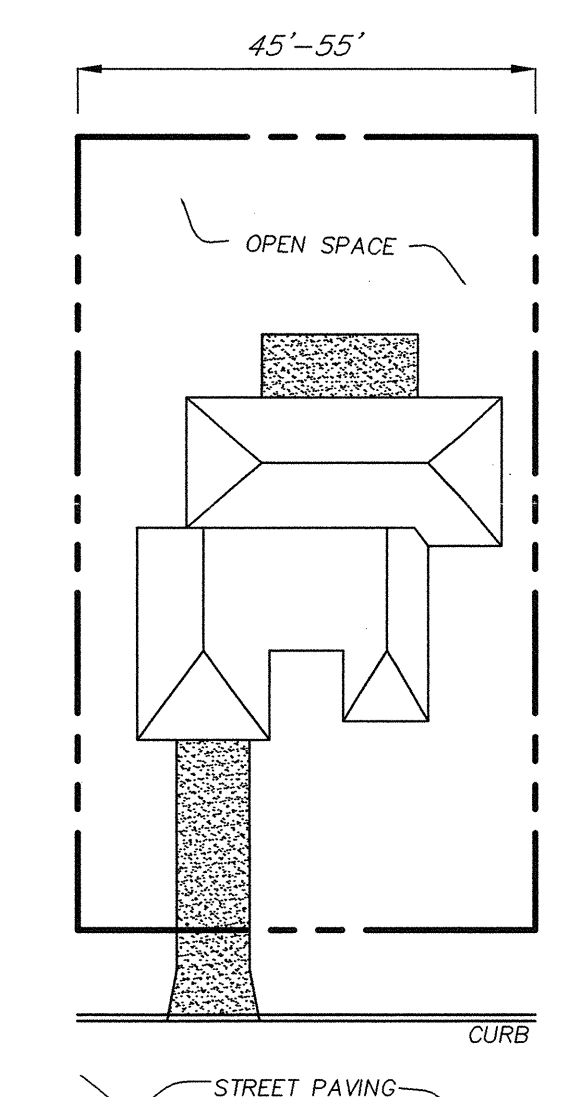
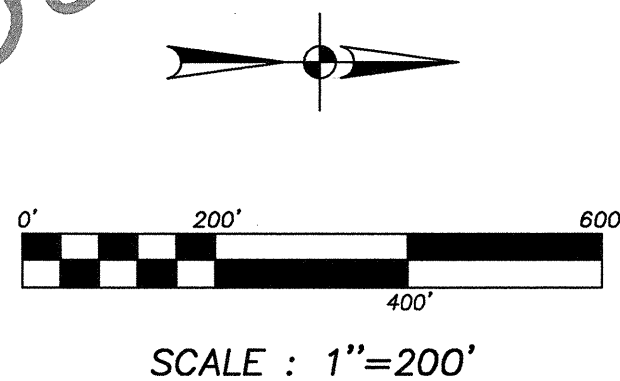
LOST CREEK I MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE

855 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: DECEMBER 30, 2004 | JOB NO. 6120-00
REVISED DATE: APRIL 5, 2005



LOCATION MAP
NOT-TO-SCALE



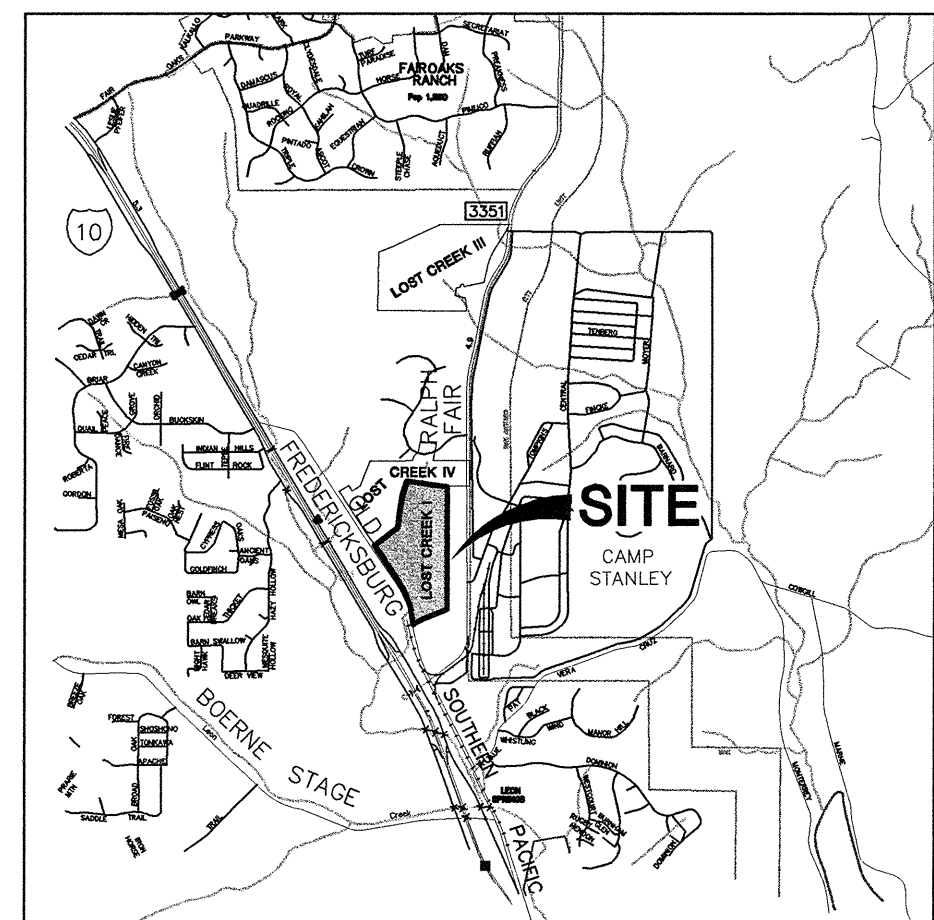
TYPICAL RESIDENTIAL LOT
(45'-55' X 110'-120')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

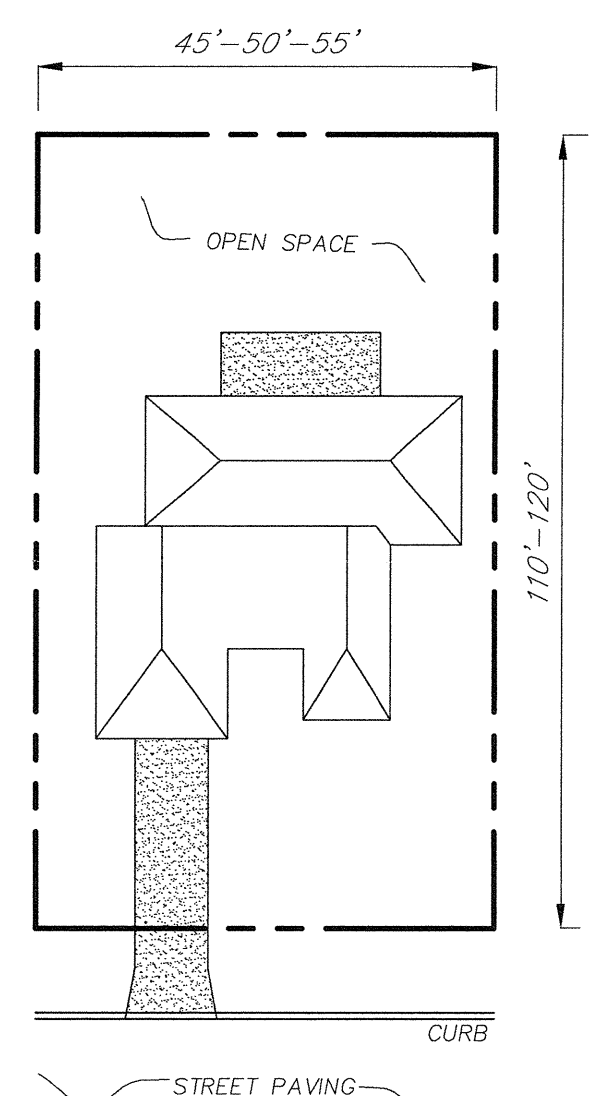
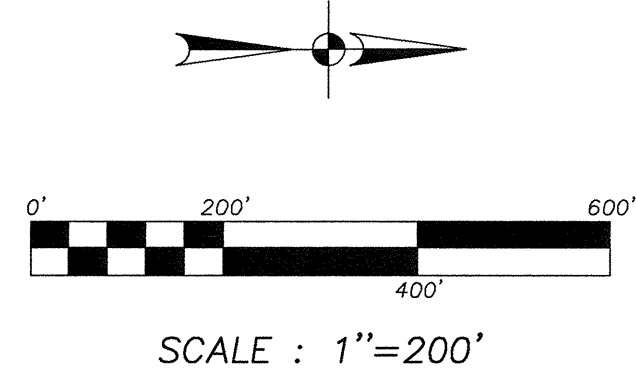
DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
G1	90°00'59"	20.00'	20.01'	31.42'	28.29°
					N45°26'59"W

- LEGEND:**
- FLOOD PLAIN
 - - - PHASE LINE
 - 10' CONTOURS
 - ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
 - 5 UNIT NUMBER
 - ↑ FUTURE STREET EXTENSION



LOCATION MAP
NOT-TO-SCALE



TYPICAL RESIDENTIAL LOT
(45'-50'-55' X 110'-120')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK I MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: DECEMBER 30, 2004
REVISED DATE: APRIL 5, 2005
REVISED DATE: MAY 18, 2005
REVISED DATE: APRIL 21, 2006

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. CENTEX HOMES

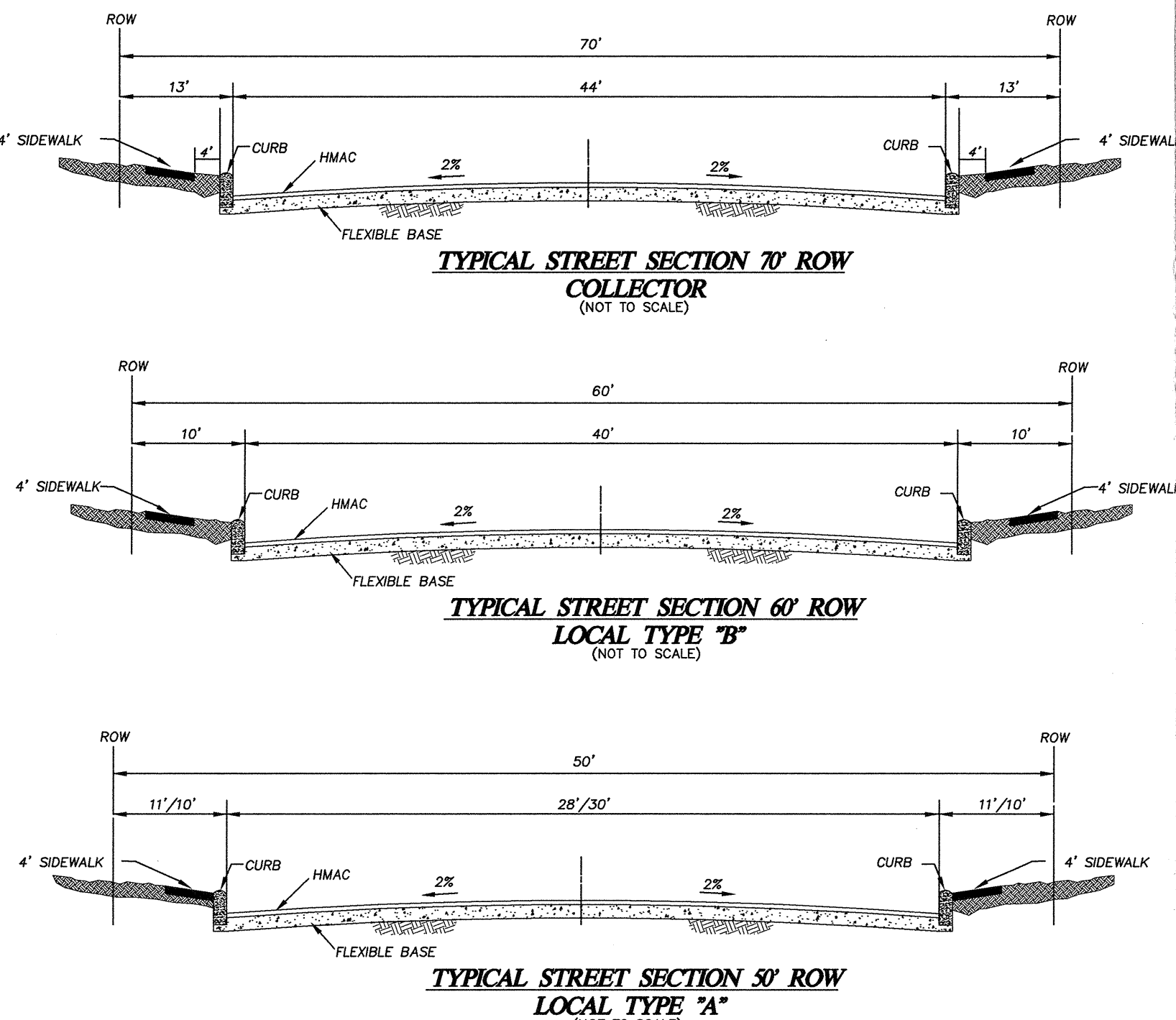
PROPERTY LEGAL DESCRIPTION

A 114.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUGH SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CASANO CARMONIA SURVEY NO. 300, ABSTRACT No. 153, COUNTY BLOCK 4733 AND THE J.M. McCULLOUGH & CO. SURVEY NO. 29, ABSTRACT No. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS.

NOTES:
THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK I, MDP PLAN NO.: 822 WHICH WAS APPROVED MAY 31, 2005. THESE AMENDMENTS ARE:
1. REVISING UNIT-1 LIMITS TO INCLUDE UNIT-6A NOW BEING PLATTED AS A DRAIN; UNIT-1A, UNIT-2 AND A PORTION OF UNIT-3 INCREASING THE NUMBER OF LOTS FROM 82 LOTS TO 165;
2. REVISING THE UNIT-3 DECREASING FROM 78 LOTS TO 59 LOTS;
3. REVISING THE UNIT-4 LIMITS AND LOTS FROM 76 LOTS TO 63;
4. REVISING THE UNIT-5 LIMITS TO INCLUDE A PORTION OF UNIT-4 AND CHANGING LOT DIMENSIONS FROM 55' TO 50' FOR 119 LOTS;
5. REDUCING OVERALL TOTAL RESIDENTIAL LOTS FROM 414 TO 406.

RALPH FAIR ROAD (F.M. 3351)

(VOLUME 8091, P. 146 D.I.R.)
(100' R.O.W.)



NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (6).
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.
10. FLOOD PLAIN TO BE PLATTED WITH UNITS 1, 3 & 7 PROPORTIONALLY.

APPROXIMATE LIMITS OF ZONE A - NO BASED FLOOD ELEVATIONS DETERMINED. OF THE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD, AS SCALED FROM THE FEMA, FLOOD INSURANCE RATE MAP #5 OF 400, COMMUNITY PANEL NUMBER 480200005 E, DATED FEBRUARY 16, 1995 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE = 15.20 AC. X 33 X 1 = 4.4 AC.
114

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE = 406 LOTS X 1 ACRE = 5.8 AC.
70 LOTS

NOTE:

- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
- 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	48.60	165	3.40	2.75	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	—	—	—	—	—
3	SINGLE FAMILY RESIDENTIAL	8.91	59	6.62	2.78	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	12.65	63	4.98	—	JANUARY 2009
5	SINGLE FAMILY RESIDENTIAL	27.46	119	4.33	—	JANUARY 2010
TOTALS/AVERAGE		97.62	406	4.16	5.53	

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37	—	JANUARY 2006
6	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.22	—	JANUARY 2007
7	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	6.99	0.66	JANUARY 2008
8	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.65	—	JANUARY 2009
TOTALS/AVERAGE		17.23	0.66	

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	91.89
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	15.40
** DRAINAGE ROW/NATURAL AREA	6.19
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37
TOTALS	114.85

**INCLUDES FLOOD PLAIN



Master Development Plan Review

Lost Creek I
MDP 06-822 (114.9 acres)

MDP # 822.1

Legend

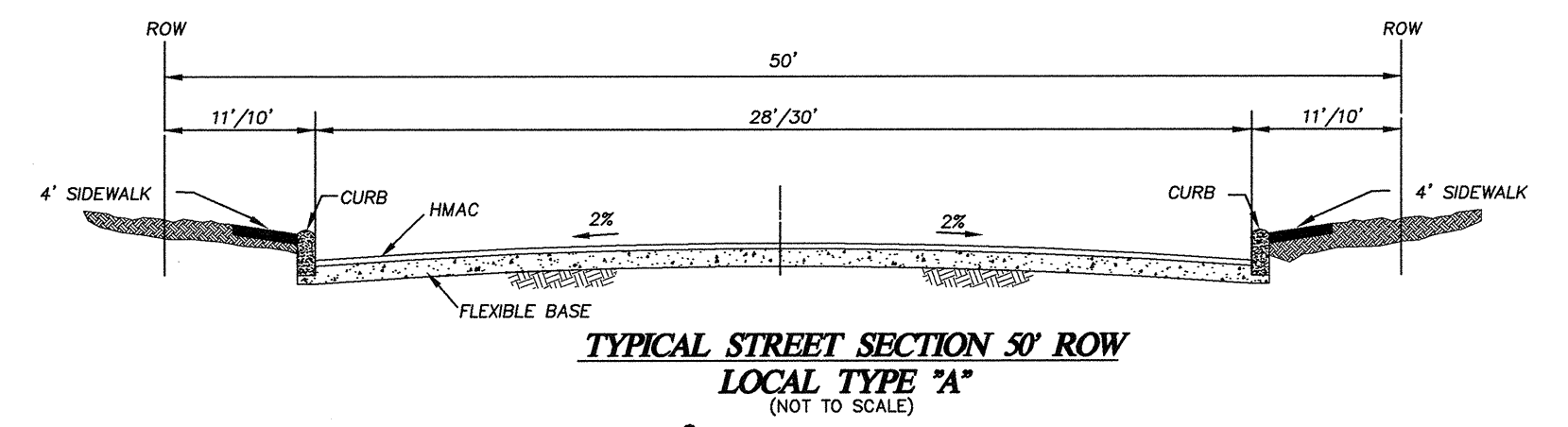
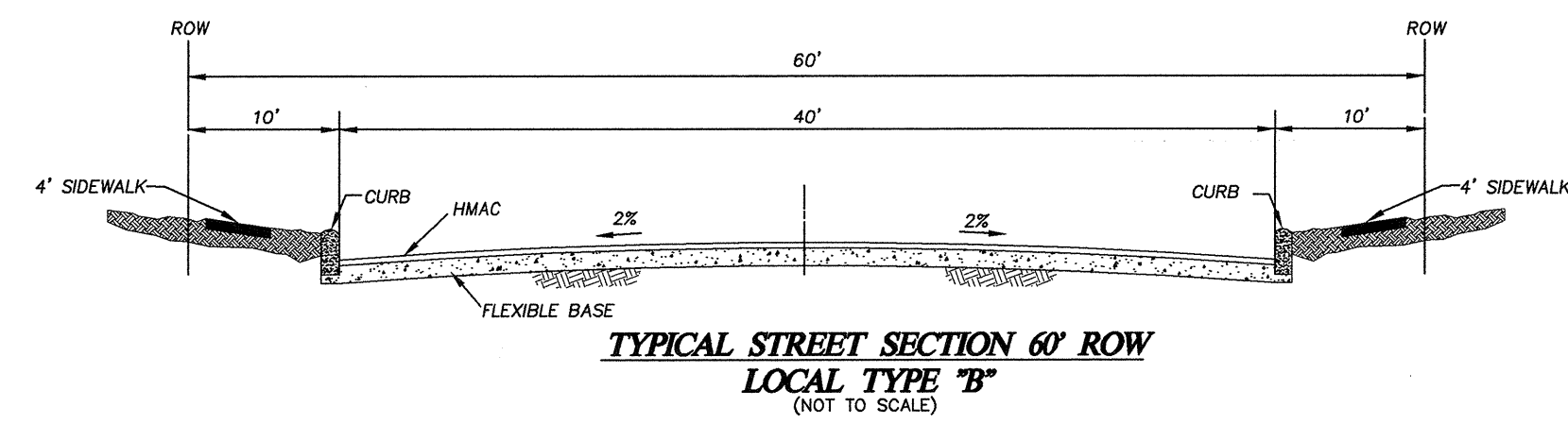
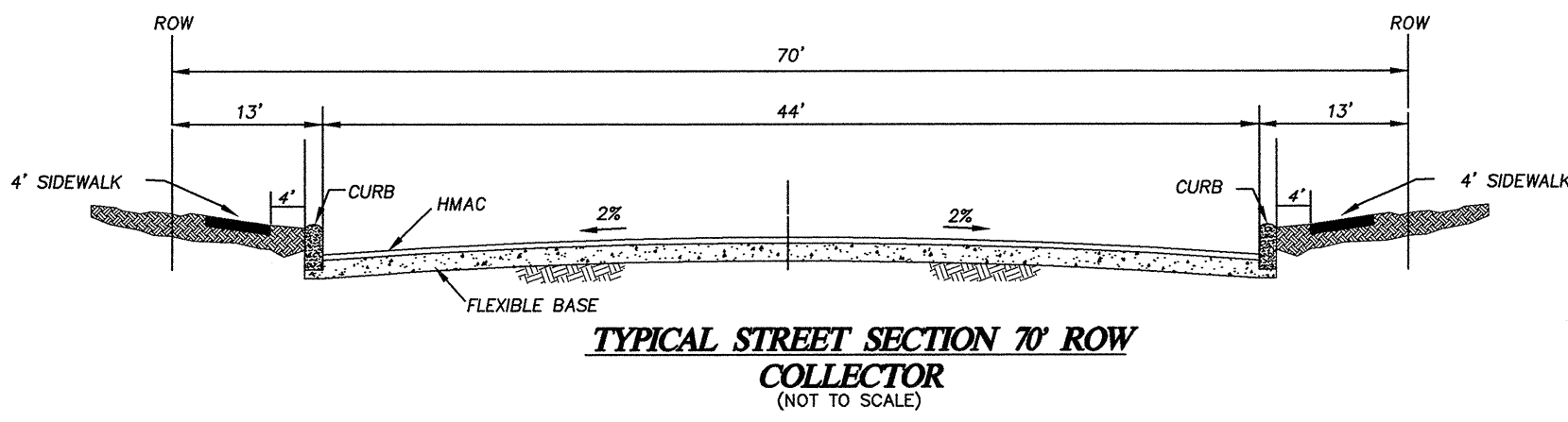
MDP Boundary	—	100 yr Floodplain	■
MDP Lots	—	Public Schools	●
Existing Parcels	—	Parks	■
Major Thoroughfare Plan	—	Bexar Water	■
Other MDP's and PUD's	—		

Scale: 1" = 1/8 mile
Council District - OCL

North

Produced by the City of San Antonio
Development Services Department
(06/05/2009)

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'59"	20.00'	20.01'	31.42'	28.23'
					N45°26'59"W



- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
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 10. FLOOD PLAIN TO BE PLATTED WITH UNITS 1, 3, & 7 PROPORTIONALLY.

PARK SPACE SUMMARY (MULTI-FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE $\frac{15.20 \text{ AC.} \times 33 \times 1}{114} = 4.4 \text{ AC.}$

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE $406 \text{ LOTS} \times \frac{1 \text{ ACRE}}{70 \text{ LOTS}} = 5.8 \text{ AC.}$

- NOTE:
- 1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
 - 2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	48.60	165	3.40	2.75	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	—	—	—	—	—
3	SINGLE FAMILY RESIDENTIAL	8.91	59	6.62	2.78	JANUARY 2008
4	SINGLE FAMILY RESIDENTIAL	12.65	63	4.98	—	JANUARY 2009
5	SINGLE FAMILY RESIDENTIAL	27.46	119	4.33	—	JANUARY 2010
TOTALS/AVERAGE		97.62	406	4.16	5.53	

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE

PUBLIC ROW (COLLECTOR & ARTERIAL STREETS) ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE		
1A	PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37	—	JANUARY 2006		
6	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.22	—	JANUARY 2007		
7	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	6.99	0.66	JANUARY 2008		
8	MULTI-FAMILY/COMMERCIAL/ SPECIAL USE	4.65	—	JANUARY 2009		
TOTALS/AVERAGE		17.23	0.66			

LAND USE TABLE

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	91.89
MULTI-FAMILY/COMMERCIAL /SPECIAL USE	15.40
** DRAINAGE ROW/NATURAL AREA	6.19
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	1.37
TOTALS	114.85

** INCLUDES FLOOD PLAIN

PROPERTY LEGAL DESCRIPTION

A 114.85 ACRE TRACT OF LAND BEING OUT OF A 199.892 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9257, PAGES 1240-1247 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE CASANA CARMONA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 473 AND THE J.M. McCULLOUGH SURVEY 29, ABSTRACT 528, COUNTY BLOCK 471 OF BEXAR COUNTY, TEXAS AND A 13.01 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1769, PAGE 469 AND VOLUME 3117, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CASANA CARMONA SURVEY NO. 300, ABSTRACT No. 153, COUNTY BLOCK 473 AND THE J.M. McCULLOUGH & CO. SURVEY No. 29, ABSTRACT No. 528, COUNTY BLOCK 471, BEXAR COUNTY, TEXAS.

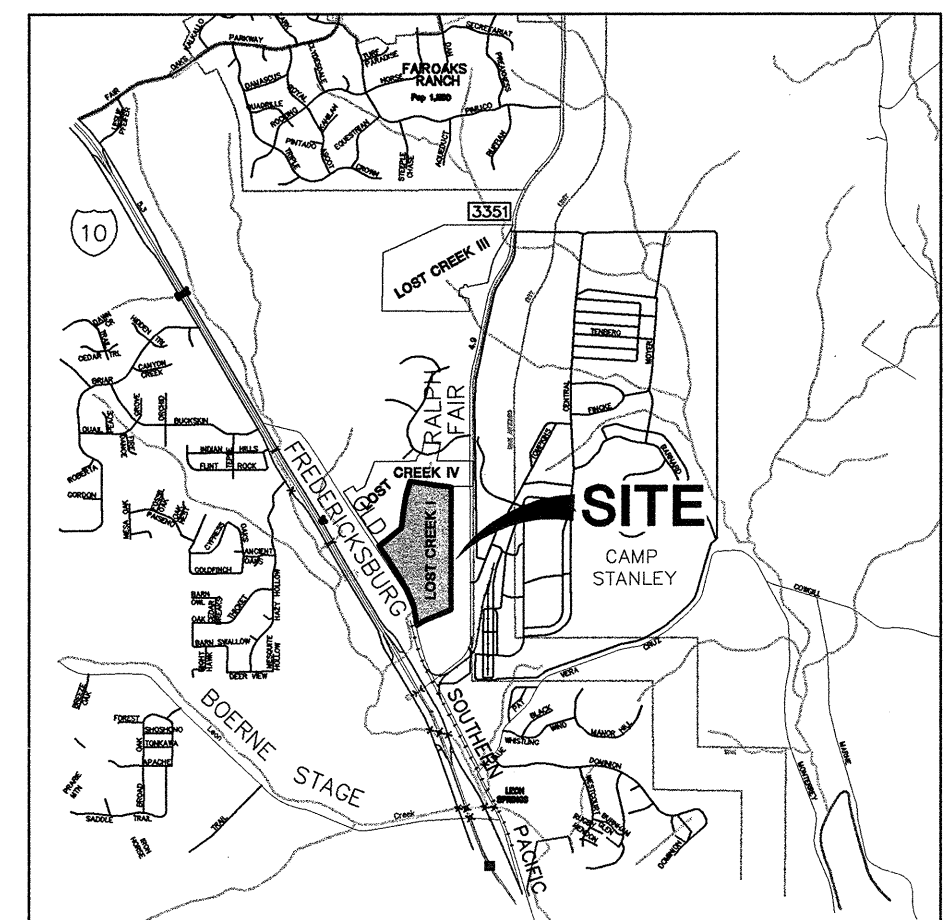
RALPH FAIR ROAD (F.M. 3351)

(VOLUME 8091, P. 146 D.R.)
(100' R.O.W.)

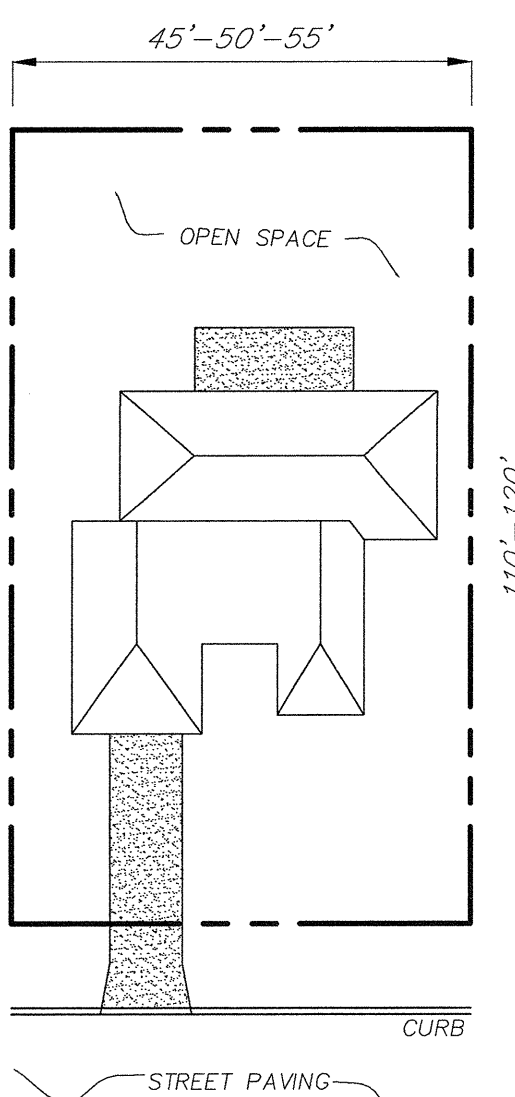
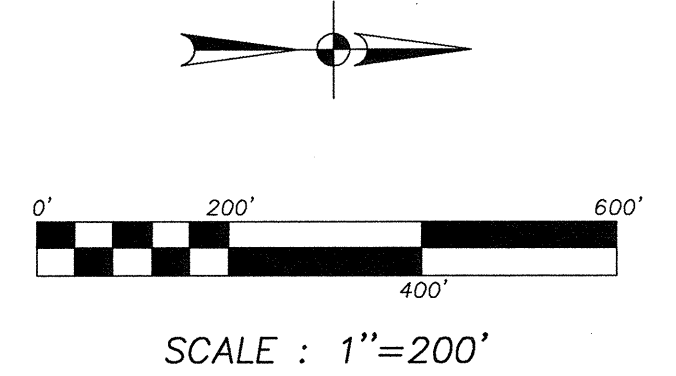
- NOTES:
1. THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK I, MDP PLAN NO.: 822, WHICH WAS APPROVED MAY 31, 2005. THESE AMENDMENTS ARE:
 2. REVISING UNIT-1 LIMITS TO INCLUDE UNIT-6A NOW BEING PLATTED AS A DRAIN; UNIT-1A, UNIT-2 AND A PORTION OF UNIT-3 INCREASING THE NUMBER OF LOTS FROM 82 LOTS TO 165;
 3. REVISING THE UNIT-3 DECREASING FROM 78 LOTS TO 59 LOTS;
 4. REVISING THE UNIT-4 LIMITS AND LOTS FROM 76 LOTS TO 63;
 5. REVISING THE UNIT-5 LIMITS TO INCLUDE A PORTION OF UNIT-4 AND CHANGING LOT DIMENSIONS FROM 55' TO 50' FOR 119 LOTS.
 6. REDUCING OVERALL TOTAL RESIDENTIAL LOTS FROM 414 TO 406.

LEGEND:

- FLOOD PLAIN
- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- UNIT NUMBER
- FUTURE STREET EXTENSION



LOCATION MAP
NOT-TO-SCALE



TYPICAL RESIDENTIAL LOT
(45'-50'-55' X 110'-120')
(NOT TO SCALE)

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:

RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC

LOST CREEK I MASTER DEVELOPMENT PLAN

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. CENTEX HOMES

PAPE-DAWSON ENGINEERS
1966-2006 ■ 40 YEARS OF EXCELLENCE

555 EAST RAMSEY SAN ANTONIO, TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010
PREPARATION DATE: DECEMBER 30, 2004
REVISED DATE: APRIL 5, 2005
REVISED DATE: MAY 18, 2005
REVISED DATE: APRIL 21, 2006

Red line

MDP 822A



AMENDED
City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



05-11-06P01:15 RCVD

Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

822-A

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame, P.E. E-mail: jadame@pape-dawson.com

AMENDED
City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION

Existing legal Description: N/A

Existing zoning: N/A

Proposed zoning: N/A

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: <See Plan>

Total Number of lots: 406 divided by acreage: 97.62 = Density: 4.06

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

05-11-06P01:15 RCVD

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Boerne Ferguson map grid: Pg 447, E-7, E-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Lost Creek I No. 822

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

AMENDED
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

05-11-06P01:15 RCVD

AMENDED
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

05-11-06P01:15 RCVD

AMENDED
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (Section 35-B119)

05-11-06P01:15 RCVD

Owner or Authorized Representative:

I certify that the Lost Creek I Plan application and
accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Trey Marsh Signature: Trey Marsh

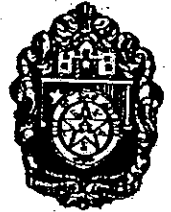
Date: 1/16/06 Phone: _____ Fax: _____

E-mail: _____

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: 822 A
Plat Name: Lost Creek
Project Engineers/Surveyors or Firm Name: _____
Address: _____
Phone # _____ Fax #: _____ E-mail: _____

Development Services Department
MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form ✓
- ☒ Appropriate MDP/PUD Plan Review Fee ✓
- ☒ Digital information (MDP's and PUD) ✓
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD) ✓
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☐ Appropriate Parks Review Fee

05-11-06P01:14 RCVD

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Bicycle Plan |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

☒ Accepted

☐ Rejected

Completeness Review By: Larry Odis Date: 5/11/06



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Lost Creek I Amendment
Plat Name: _____
Project Engineers/Surveyors or Firm Name: PAPE DAWSON
Address: _____
Phone #: _____ Fax #: _____ E-mail: _____

Development Services Department
MDP Division

Required Items for Completeness Review

- ☐ Completed and signed Application Form missing
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☐ Digital information (MDP's and PUD) missing
- ☐ 8 1/2 " x 11" Reduced Copy (MDP's and PUD) missing
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☐ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Bicycle Plan |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

☐ Accepted

☒ Rejected

Completeness Review By: Larry Od's Date: 5/5/06

May 1, 2005



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor 05-11-06P01:20 RCVD **Date:** _____

(Check One)

Project Name: Lost Creek I **File#** 822

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9010

Contact Person Name: Jon Adame **E-mail:** jadame@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Lost Creek I Amendment No.: 822

Plat Name: Lost Creek I

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000

Fax #: (210) 375-9010

E-mail: jadame@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☐ Completed and signed Application Form
- ☐ Appropriate MDP/PUD Plan Review Fee
- ☐ Digital information (MDP's and PUD)
- ☐ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☐ Storm Water Management Plan (MDP's and PUD)
- ☐ Appropriate Parks Review Fee

- **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☒ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: _____

☐ Accepted

☐ Rejected

Completeness Review By: _____ **Date:** _____

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3259639

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 1/20/2005
DUE DATE 1/20/2005

50-05-5574
CENTEX HOMES
1354 N. LOOP 1604 E, STE 108
SAN ANTONIO, TEXAS 78232

MDP - 822A

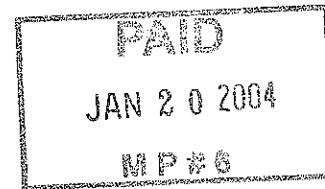
PHONE: (000) 000-0000

MDP APPLICATION
LOST CREEK I

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/20/2005	3259639	50-05-5574	1/20/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/2005		CK#108926	MDP
END	01/20/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

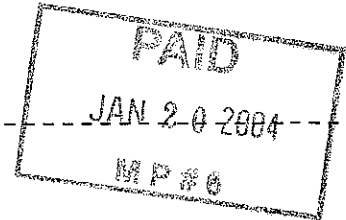
REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3259635

AMT ENCLOSED _____

AMOUNT DUE 1,000.00
INVOICE DATE 1/20/2005
DUE DATE 1/20/2005

50-05-5574
CENTEX HOMES
1354 N. LOOP 1604 EAST, STE108
SAN ANTONIO, TEXAS 78232



PHONE: (000) 000-0000

LOST CREEK I, TIA FEE III

MDP

CIT

P.O.

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/20/2005	3259635	50-05-5574	1/20/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013003-003	TRAFFIC IMPACT ANALYSIS LEVEL 3	1,000.00

MDP
CIT
P.O.
INV
1/

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/2005		CK#108924	
END	01/20/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	1,000.00	0.00	1,000.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: 1/12/05

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| | <input type="checkbox"/> Other: _____ |

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning
Department Request for Review form (attached) for respective departments or agencies**

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030


Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

P.O. NO.	INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS	DISCOUNT	NET
	PARK1LC	01/10/05	76521 MISC LP LC	365.00		
	PARK1LC	01/10/05	Invoice total	365.00		
			Vendor payment	365.00		365.00
<i>PARKS</i>						
Total vendor payment				365.00		365.00

CHECK NO: 109211 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 01/11/05

 SAFEGUARD. CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
 1354 N LOOP 1604 EAST
 SUITE 108
 SAN ANTONIO, TX 78232

NO. **109211** 64-1278
 611

DATE: Jan. 11, 2005

Amount
 *****\$365.00


Three Hundred Sixty Five Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, DeKalb County, Georgia

PAY TO THE
 ORDER OF

 CITY OF SAN ANTONIO
 P.O. Box 839966
 SAN ANTONIO, TX 78283


 AUTHORIZED SIGNATURE
 AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈ 109211⑈ ⑆ 061112788⑆ 3299971426⑈

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

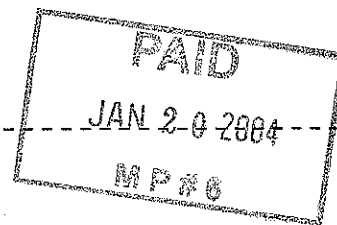
I N V O I C E
3259635

AMT ENCLOSED _____

50-05-5574
CENTEX HOMES
1354 N. LOOP 1604 EAST, STE108
SAN ANTONIO, TEXAS 78232

AMOUNT DUE 1,000.00
INVOICE DATE 1/20/2005
DUE DATE 1/20/2005

PHONE: (000) 000-0000



LOST CREEK I, TIA FEE III

MDP
CITY FACILITY LOCATION: 100 COMMERCE ST W
P.O.

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/20/2005	3259635	50-05-5574	1/20/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013003-003	TRAFFIC IMPACT ANALYSIS LEVEL 3	1,000.00

MDP
CITY
P.O.
REV
1/

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/20/2005		CK#108924	
END	01/20/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	1,000.00	0.00	1,000.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3382204

AMT ENCLOSED _____

50-05-5574
CENTEX HOMES SAN ANTONIO
1354 N. LOOP 1604 EAST, STE108
S.A. TX. 78232

AMOUNT DUE 500.00
INVOICE DATE 5/17/2006
DUE DATE 5/17/2006

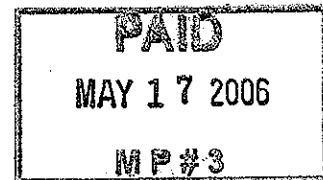
PHONE: (000) 000-0000

MDP 822A
LOST CREEK I

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
5/17/2006 3382204 50-05-5574 5/17/2006 -

LINE INDEX REF DESCRIPTION AMOUNT
50 1 012542-002 MDP REVIEW FEE 500.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 05/17/2006 CK#118636 MDP 822A
END 05/17/2006

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 500.00 0.00 500.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

C I T Y O F S A N A N T O N I O
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

PAGE 1 OF 1



AMENDED
City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



05-11-06PD1:15 RCVD

PC 012542

Date: _____

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombra@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

822-A

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD)
☐ Farm and Ranch (FR)

- ☐ Rural Development (RD)
☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Lost Creek I

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9040

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame, P.E. E-mail: jadame@pape-dawson.com

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	AMENDPLAT	01/10/06	71521 LC LD 1	500.00		
	AMENDPLAT\	01/10/06	Invoice total	500.00		
			Vendor payment	500.00		500.00
			Total vendor payment	500.00		500.00



May 9, 2006

Mr. Mike Herrera
City of San Antonio
Development Services
1901 South Alamo
San Antonio, TX 78205

Re: Lost Creek I
MDP No. 822

05-11-06P01:15 RCVD

Dear Mr. Herrera:

Attached are revised copies for the above referenced Master Development Plan with minor amendments as follows:

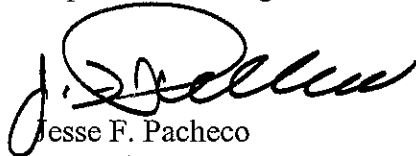
- Adjustments of unit boundaries within the master plan.
- A reduction in the number of proposed platted lots.
- A decrease in overall residential density.
- A change in internal street circulation pattern (Unit-5) not increasing the number of lots or lowering the connectivity ratio.

Attached is the \$500 review fee

- Amended Application
- 15 copies of the Amended MDP with Request for Review forms
- Digital information
- 8.5" x 11" Reduced copy

If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.


Jesse F. Pacheco
Sr. Project Manager

6120\00\Word\Letter\060509a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: CITY OF SAN ANTONIO

Date: 5-26-06

Attn: LARRY ODIS

1901 S. ALAMO

SA, TX

Re: LOST CREEK 1 AMMENDMENT

QUANTITY	DESCRIPTION
2	REVISED MDP COPIES
1	REDLINE

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS YOUR COMMENTS HAVE BEEN ADDRESSED. THE
UNIT 1 & UNIT 3 PLATS REFLECT THESE
AMMENDMENTS. CALL W/ ANY QUESTIONS.

From: BURT WELLMANN Project No.: 6120-06

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Mr. Adame,

Here is the redline for Lost Creek I. I had one question are the plats for unit 1 and 3 going to be amended to reflect this MDP Amendment?

Larry Odis
207-0210
lodis@sanantonio.gov

TRANSMITTAL



To: COSA-DEV. SERVICES

Date: 3-6-6-06

Attn: LARRY ODIS
1901 S. ALAMO

Re: LOST CREEK 1 MDP

QUANTITY	DESCRIPTION
13	COPIES OF # MDP

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

From: BURT WELLMANN Project No.: 6120-00

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

